

Central Chambers  
Market Place  
Leyburn  
North Yorkshire  
DL8 5BD

**J.R. HOPPER & Co.** Est. 1886

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*"For Sales In The Dales"*



## 24 Park View, Leyburn

- Superb Detached Bungalow with Superb Views
- Chain Free
- 2/3 Double Bedrooms
- Bathroom & Separate WC
- Lounge. Kitchen
- Dining Room/3rd Bedroom. Sun Room
- Gas Central Heating & Double Glazing
- Well Established Gardens To Front & Rear
- Double Glazed. Gas Central Heating
- Garage & Parking

Postcode: **DL8 5HN**

Tenure: **Freehold**

Council Tax Band: **E**

Energy Efficiency Band: **D**

Local & Planning Authority:  
**North Yorkshire Council**

**Guide Price: £280,000**



24 Park View is a spacious detached bungalow nestled in the sought-after cul de sac of Park View in Leyburn.

Leyburn has a thriving community with excellent amenities such as shops, pubs, restaurants, schools and churches. It also benefits from sports facilities, children's play areas, a health centre and still holds a weekly outdoor market on a Friday. World-famous Tennant's auctioneers is just down the road. There is also easy access to Richmond, Bedale, Northallerton and the A1.

The property offers a spacious and welcoming living environment. The accommodation comprises three well-proportioned bedrooms, a living room, dining area, kitchen and garden room, creating a fluid living space perfect for entertaining guests or relaxing with family. The property benefits from double glazing and gas central heating. 24 Park View requires some modernisation.

Outside, the property features a well-maintained garden and ample outside space, providing the perfect setting for outdoor activities and al fresco dining. To the side is a private driveway and a garage. Additionally, the property enjoys stunning views of the surrounding area, adding to its charm and appeal.



### Accommodation

**Entrance Hall** Fitted carpet. Coved ceiling. Radiator. UPVC door. Loft access. Two storage cupboards. Frosted window to the front.

**WC** Fitted carpet. Coved ceiling. WC. Sink in vanity unit. Frosted window to the front.

**Bedroom 1** Good size double bedroom. Fitted carpet. Coved ceiling. Radiator. Window to the front.

**Bedroom 2** Fitted carpet. Coved ceiling. Radiator. Window to rear stunning views far reaching.

**Bathroom** Tiled floor and walls. Coved ceiling. Radiator. sink in vanity unit. WC. Electric shower over bath. Extractor fan. Frosted window to the rear.

**Dining Room** Fitted carpet. Coved ceiling. Radiator. Window to rear with far reaching views.

**Kitchen** Tiled flooring. Partially tiled walls. Fuse box. Radiator. Good range of wall and base unit. Plumbing for washing machine and dishwasher. Space for fridge. Sink and drainer. Coved ceiling. Space for cooker and hob. Extractor fan. Window to rear.



**Living Room** Fitted carpet. Fireplace. Coved ceiling. 2 radiators. 2 windows 2 two aspects to the front and to the side.

**Garden Room** Tiled floor. Solid ceiling. Radiator. Two windows either side. Glass sliding door to rear garden. Spectacular far-reaching views surrounding.

**Outside**

**Front** Ample parking for a number of vehicles. Laid lawn lovely views. Well established flowerbeds.

Suntrap. Garage with power and light. Access to the rear garden.

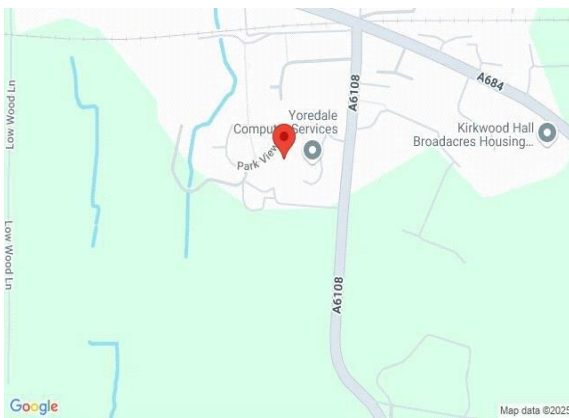
**Rear** Suntrap south facing rear garden with stunning views. Flagstone patio area and footpath well established flowerbeds and shrubs deceptively large. Laid lawn. Private. Path taking you down terrace garden. Two Woodville sheds be the side of the garden.

**Services** Mains gas, electric and water.

Flood Risk: is reported to be Very low risk.

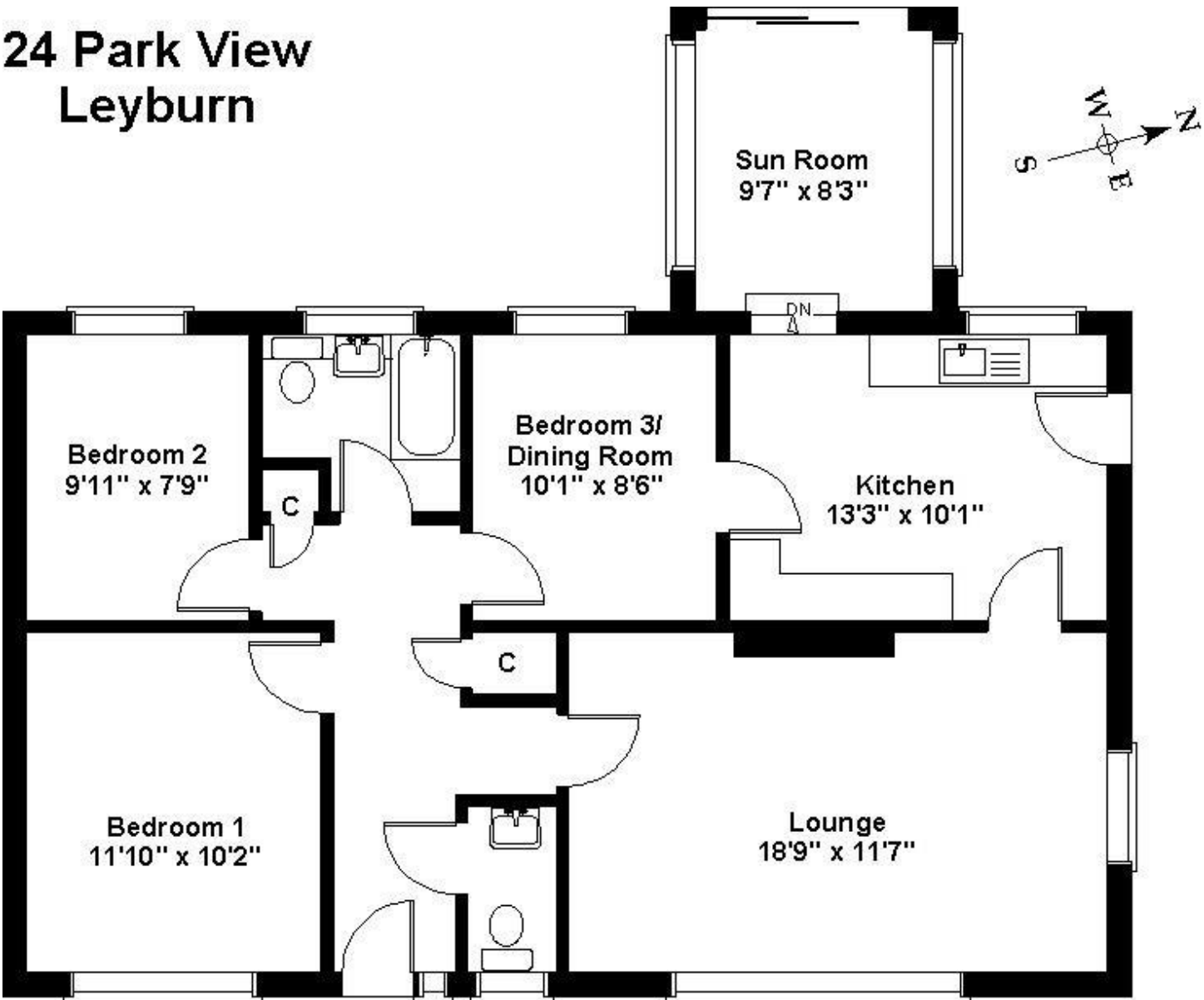
Broadband: Basic:16 Mbps. Superfast: 50 Mbps.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



Items in these photographs and tours may not be included in the sale • J. R. Hopper & Co. has not tested services, fixtures, fittings, central heating, gas, and electrical systems. If in doubt, purchasers should seek professional advice • J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition, the Purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure • Viewings by appointment only.

# 24 Park View Leyburn



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY  
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans  
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