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"For Sales In The Dales"



9 Woodside, Leyburn

- Spacious Semi-Detached Home
- Full Modernisation Required
- 3 Good Bedrooms
- Living Room & Kitchen
- Open Plan Dining Room/Sunroom
- Separate Utility Room
- Front & Rear Gardens
- Off Road Parking
- Chain Free
- Ideal Family Home Or Investment Property

Postcode: **DL8 5DX**

Tenure: **Freehold**

Council Tax Band: **B**

Energy Efficiency Band: **TBC**

Local & Planning Authority:
North Yorkshire Council

Guide Price: £175,000 - £195,000



9 Woodside, Leyburn – A Spacious Family Home with Huge Potential

Situated just a short stroll from the vibrant market town of Leyburn, 9 Woodside is a generously proportioned three-bedroom home offering excellent potential for modernisation. Ideal for families or anyone looking to create their dream home in a sought-after Dales community.

Leyburn boasts a thriving community with a wide range of amenities, including independent shops, welcoming pubs and restaurants, reputable schools, churches, and a medical practice. The town also benefits from sports facilities, children's play areas, and a traditional outdoor market held every Friday. The renowned Tennants Auctioneers is located nearby, and excellent transport links provide easy access to Richmond, Bedale, Northallerton and the A1.



Inside, the property features a bright entrance hall leading to a spacious, light-filled lounge, a separate dining room, a kitchen, and a useful utility room. Upstairs, there are two good sized double bedrooms, a single bedroom, and a modern shower room.



Outside to the front, the property enjoys a lawned garden bordered by mature shrubs and plants, along with off-street parking for one vehicle and additional on-street parking. The rear garden is fully enclosed and includes a lawned area, stone-flagged patio spaces perfect for outdoor entertaining, and a useful storage shed.



While the property would benefit from updating throughout, it offers a solid layout and great potential to become a stylish and comfortable family home or investment property.

Ground Floor

Entrance Hall Fitted carpet. Partially panelled walls.

Living Room Fitted carpet. Radiator. Gas fire in wooden and tiled fire surround. Window to front.

Kitchen Fitted carpet. Good range of wall and base units. Plumbing for washing machine. Windows to side and rear.

Dining Room/Garden Room Spacious open plan dining and garden room. Fitted carpet. Radiator. Electric heater. Window to side. Double patio doors to rear garden.



Utility Room Partially carpeted. Good range of wall and base units. Gas central heating boiler. Door to front. Door to side. Window to rear.

First Floor

Stairs & Landing Fitted carpet. Partially panelled walls. Loft access. Window to side. Alarm panel.

Bedroom 1 Rear double bedroom. Fitted carpet. Radiator. Built in storage. Window to rear.

Bedroom 2 Double bedroom. Fitted carpet. Radiator. Built in storage. Window to front.

Bedroom 3 Front bedroom. Fitted carpet. Built in storage. Shelving.

Shower Room Modern suite comprising WC, washbasin and large corner shower. Radiator. Frosted window to rear.

Outside

Front Garden Steps down to front garden, mainly laid to lawn. Well established shrubs and plants. Path to front door.

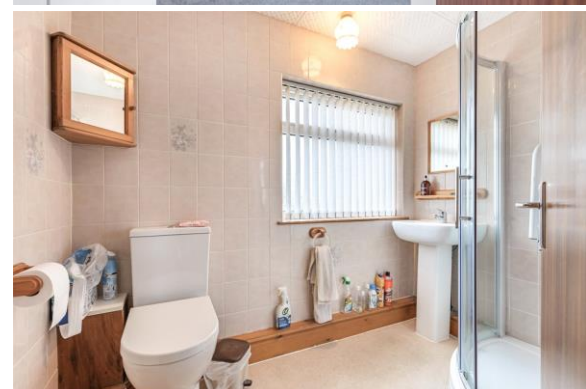
Rear Garden Patio seating area and smaller lawned area. Garden shed. External tap.

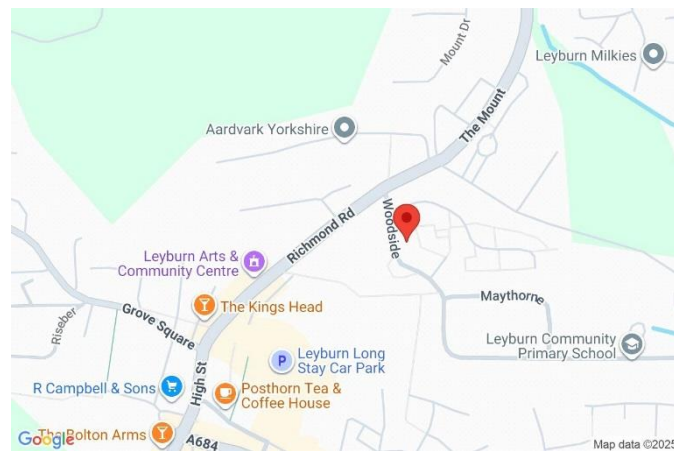
Parking Off street parking for 1 vehicle. Further on street parking.

Services Mains electric, gas, water and drainage.

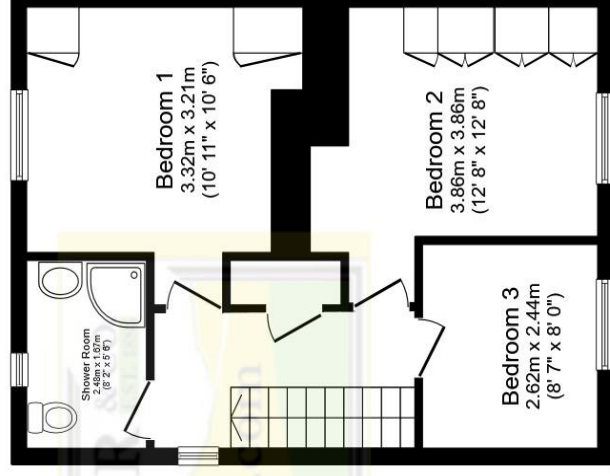
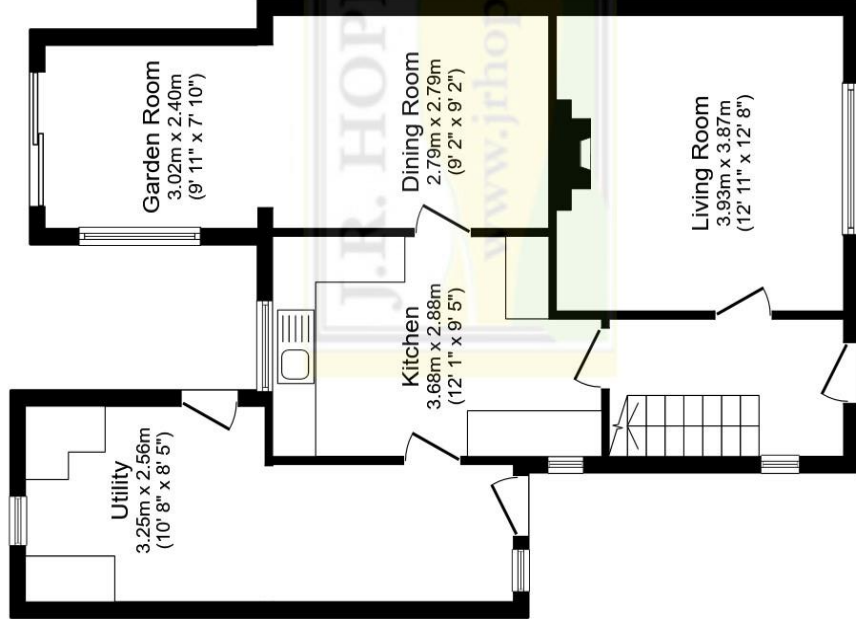
Flood Risk: Noted as low risk. No history of flooding.

Broadband: Basic 16 Mbps. Superfast 121 Mbps.





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.



Total floor area 114.4 sq.m. (1,232 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com