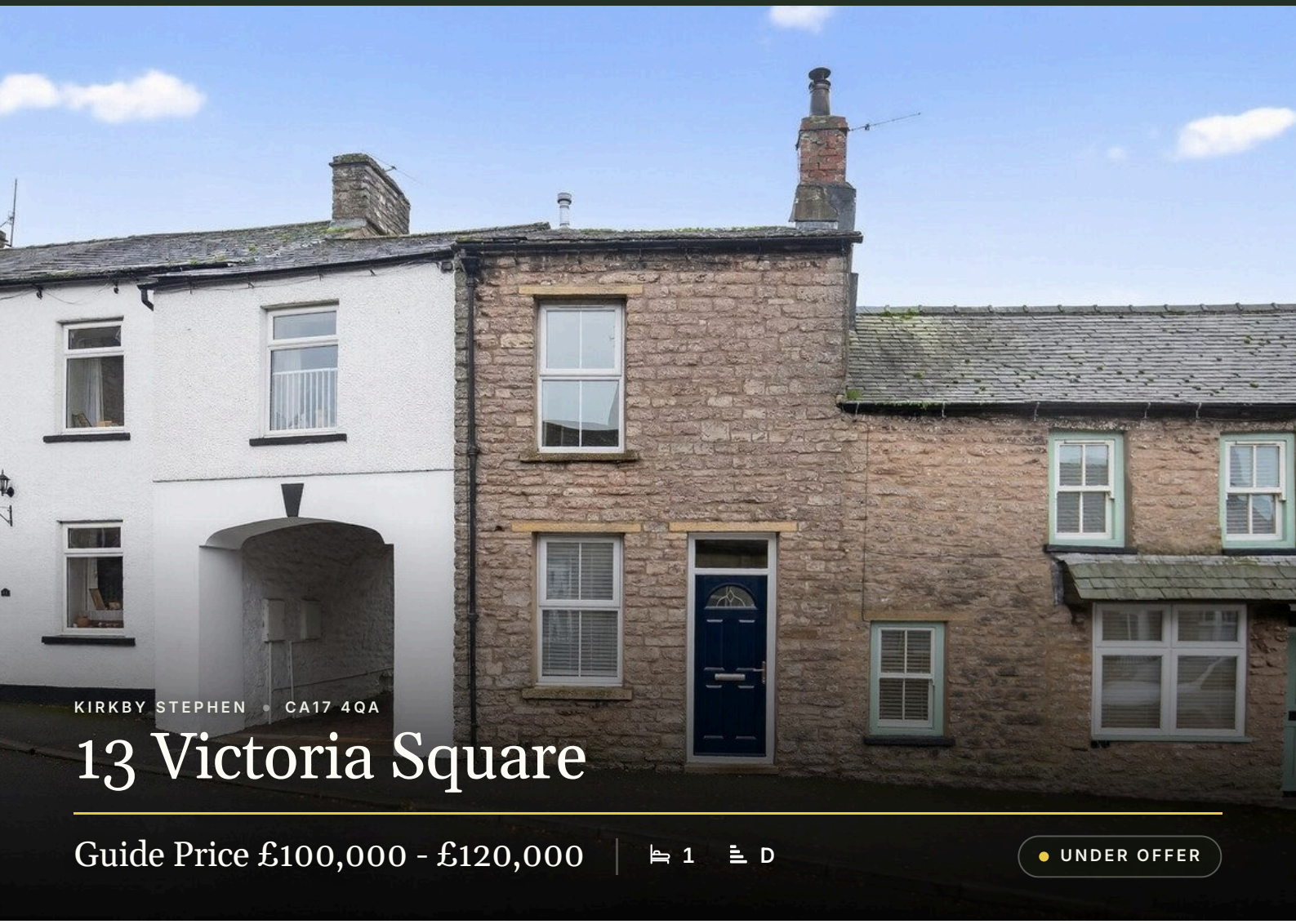
J.R. HOPPER & Co. Est. 1886



KIRKBY STEPHEN • CA17 4QA

13 Victoria Square

Guide Price £100,000 - £120,000 | 1 | D

UNDER OFFER

AT A GLANCE

- Recently Renovated Traditional Cottage
- Excellent Location Within Walking Distance Of The Market Square
- Living Room
- Newly Fitted Kitchen
- Front Double Bedroom
- Contemporary Shower Room
- Enclosed Rear Courtyard
- Mains Gas Central Heating & Double Glazing Throughout
- Ideal First Time Home, Holiday Retreat Or Investment Property
- Chain Free

LEYBURN 01969 622936 | HAWES 01969 667744 | SETTLE 01729 825311 | KIRKBY STEPHEN 01768 258002

Central Chambers, Market Place, Leyburn, DL8 5BD · enquiries@jrhopper.com · www.jrhopper.com

THE PROPERTY

Recently Renovated Traditional Cottage

13 Victoria Square is a beautifully presented, recently modernised end-of-terrace property located within easy walking distance of Kirkby Stephen's thriving town centre.

Positioned approximately 12 miles from the M6 at Tebay (Junction 38) and just 4 miles from the A66 at Brough, Kirkby Stephen offers an excellent range of everyday amenities, including a supermarket, independent shops, cafés, pubs, hotels, and both primary and secondary schools. The town also boasts a variety of sports clubs and a railway station on the historic Settle–Carlisle line, providing convenient links to Carlisle, Penrith, and Kendal.

The property itself is offered in turnkey condition and features a welcoming living room with an electric wood-burning stove, a modern kitchen-diner, a spacious front double bedroom, and a contemporary shower room.

Externally, the property enjoys a private, enclosed courtyard, accessible directly from the kitchen or via the archway at the side of the terrace.

13 Victoria Square represents an ideal first home, a charming holiday retreat, or a sound investment opportunity.

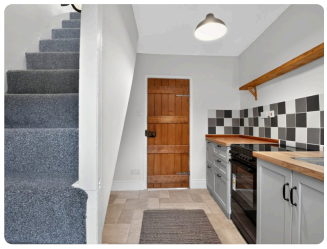
> *Excellent Location Within Walking Distance Of The Market Square*

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GALLERY

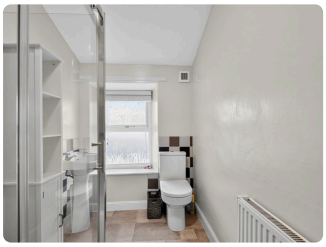
Every room, inside and out












REQUEST THE VIDEO VIEWING

Interest piqued? Here's what's next.

Photographs got you this far — we picked them so they would. Our private video viewings take you further: one of our viewers will walk and talk you through 13 Victoria Square properly, inside and out, room by room, pointing out every feature and every issue as they go.

Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.

ASK FOR THE
VIDEO VIEWING

Produced 21 September 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.

THE ACCOMMODATION

A room-by-room schedule

Set out floor by floor, as a plan would read it — from the entrance hall through to the gardens beyond.

01 GROUND FLOOR

Living Room

Fitted carpet. Fireplace housing electric wood burning stove. Alcove with shelving. Built in storage. Radiator. UPVC external door to the front. Window to the front.

Kitchen

Newly fitted kitchen. Vinyl flooring. Range of modern base units with complimentary worktop. Stainless steel sink. Part tiled walls. Extractor fan. Plumbing for washing machine. Freestanding electric oven. Radiator. Window to the rear courtyard. UPVC external glazed door to the rear.

02 FIRST FLOOR

Stairs & Landing

Turned staircase with fitted carpet. Window to the rear.

Bedroom

Front double bedroom. Fitted carpet. Loft access. Built in storage. Radiator. Window to the front.

Bathroom

Newly fitted shower room. Vinyl flooring. Extractor fan. Part tiled walls. W/C. Wash basin. Shower cubicle with power shower. Airing cupboard. Wall mounted electric heater. Radiator. Frosted window to the rear.

03 OUTSIDE

Rear

Enclosed rear yard area. External access to the side under the archway. Stone built coal shed.

04 AGENTS NOTES

Material Information

Mains electric, water & drainage. Mains gas central heating with double glazing throughout. Flood risk: Very low with no known history of flooding. Broadband: Basic 19 Mbps Superfast 80 Mbps

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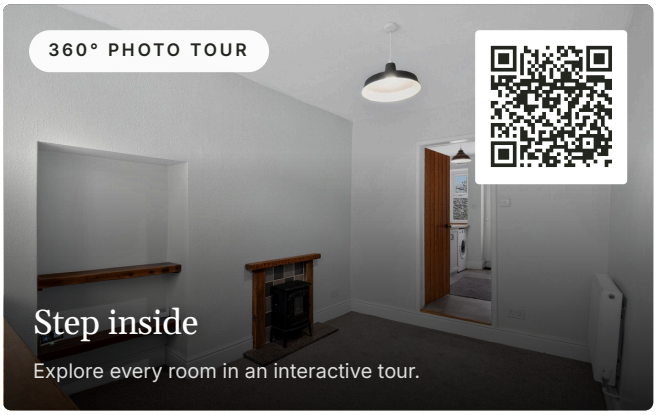
Living Room

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ONLINE ONLY

There's more on the website

Tours, video and paperwork don't fit on paper. Point your phone's camera at a code — or tap it, if you're reading this on a screen.





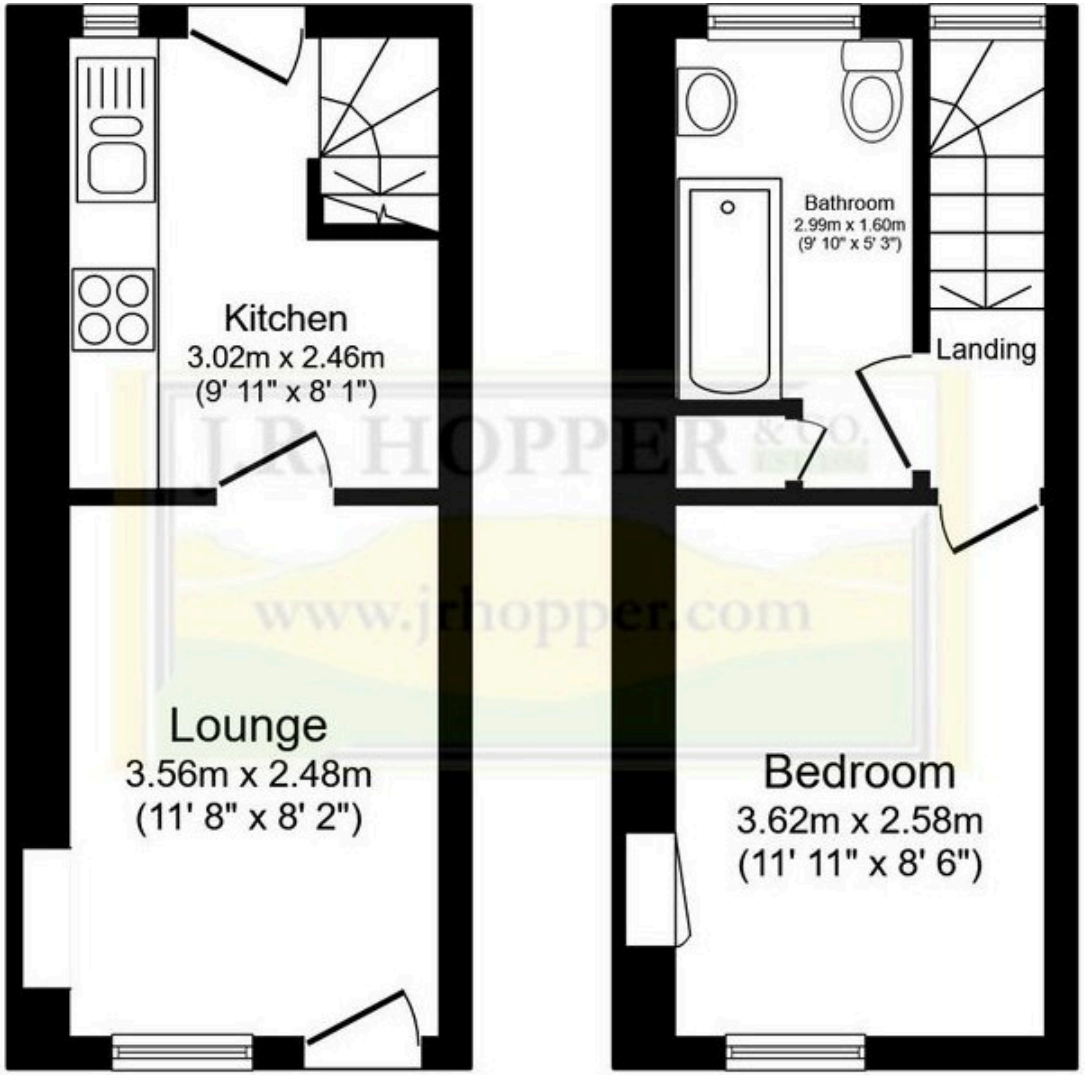
DOCUMENTS & LINKS

EPC - 17th November 2025

PDF · 0.09 MB

“Newly Fitted Kitchen

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Total floor area 33.1 sq.m. (357 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

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