



LEYBURN • DL8 5SN

2 Hawthorn Close

Guide Price £335,000 - £365,000

2 D

● UNDER OFFER

AT A GLANCE

✓ Detached Bungalow on Generous Plot

✓ Kitchen

✓ Mains Gas Central Heating & Double Glazing

✓ Quiet Sought-After Location

✓ 2 Double Bedrooms

✓ Modern Shower Room

✓ Ample Parking & Garage

✓ Living Room

✓ Garden Room/Dining Room

✓ Front, Side & Rear Garden

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Detached Bungalow on Generous Plot

2 Hawthorn Close is a well-presented detached bungalow set within generous grounds, situated in a highly sought-after location in Leyburn.

The property is conveniently positioned within easy reach of local amenities, including a nearby medical centre, shops, cafés, and everyday conveniences. Leyburn itself is a thriving and welcoming market town, renowned for its traditional market square, independent retailers, and strong sense of community. Surrounded by the breathtaking scenery of the Yorkshire Dales National Park, the area offers excellent opportunities for walking, cycling, and outdoor pursuits, while maintaining good transport links to nearby towns such as Richmond and Northallerton.

The bungalow provides comfortable and well-balanced accommodation throughout, featuring two well-proportioned bedrooms, including a particularly spacious double that would serve perfectly as a principal bedroom with room for additional

furnishings. There is a bright and inviting lounge, a functional kitchen, and a well-presented shower room.

A standout feature of the home is the large, light-filled garden room, offering an additional reception or dining area, with pleasant views over the surrounding garden—ideal for relaxing or entertaining.

The property benefits from mains gas central heating and double glazing throughout.

Externally, the bungalow occupies a generous plot with a low-maintenance garden that wraps around the property, offering both privacy and flexibility for outdoor use. There is also potential to extend the accommodation or further enhance the garden space, subject to the necessary permissions. A substantial driveway provides off-street parking for several vehicles, complemented by a single garage with power and lighting—ideal for storage, workshop use, or secure parking.

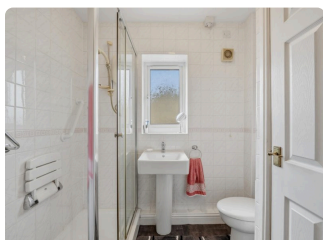
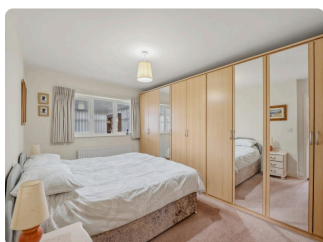
This charming bungalow combines peaceful living, practical features, and an excellent location, making it an ideal choice for a wide range of buyers.



2 Double Bedrooms

GALLERY

Every room, inside and out



GALLERY



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 2 Hawthorn Close 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

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 ACCOMMODATION

Entrance Hallway & Porch

Vinyl flooring. Coat hooks. Radiator. Loft access.

Living Room

Fitted carpet. Radiator. Coved ceiling. Gas fire in wooden surround. Bay window to front. Window to side.

Kitchen

Vinyl flooring. Radiator. Partially tiled walls. Good range of wall and base units. Integrated electric oven. Gas hob. Plumbing for washing machine. Stainless steel sink and drainer. Boiler. Space for fridge freezer. Window and door to the garden room.

Garden Room

Spacious garden room ideal for dining and an second living area. Fitted carpet. Double patio doors to rear garden, with a lovely outlook.

Bedroom 2

Front double bedroom. Fitted carpet. Radiator. Window to front.

Bedroom 1

Large double bedroom. Fitted carpet. Radiator. Fitted wardrobes. Window to garden room.

Bathroom

Modern white bathroom suite. Tiled walls. Large shower cubicle with grab rail and seat. Washbasin. WC. Airing cupboard housing hot water cylinder. Extractor fan. Frosted window to side.

02 OUTSIDE

Front and Side

Large, low maintenance gravelled garden. Well established shrubs and plants.

Driveway

Large resin drive. Ample parking for several vehicles.

Garage

Good single garage with up and over door. Power & light. Wall mounted shelves and storage. ideal utility area.

Rear Garden

Landscaped enclosed garden to rear. Gravel and flagged paths. Flower beds with well established shrubs and plants. Fruit trees.

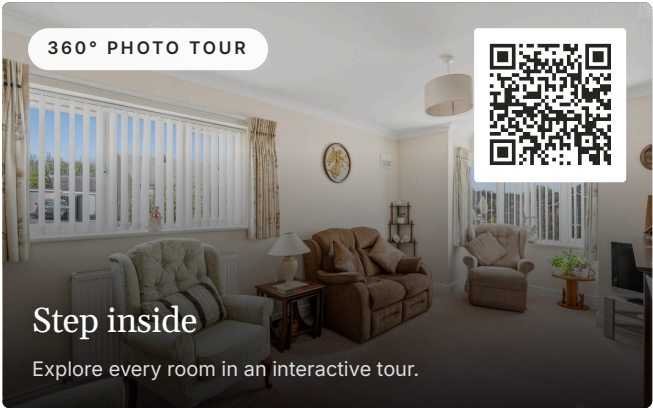
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Living Room

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 - 27th April 2026

PDF · 0.09 MB

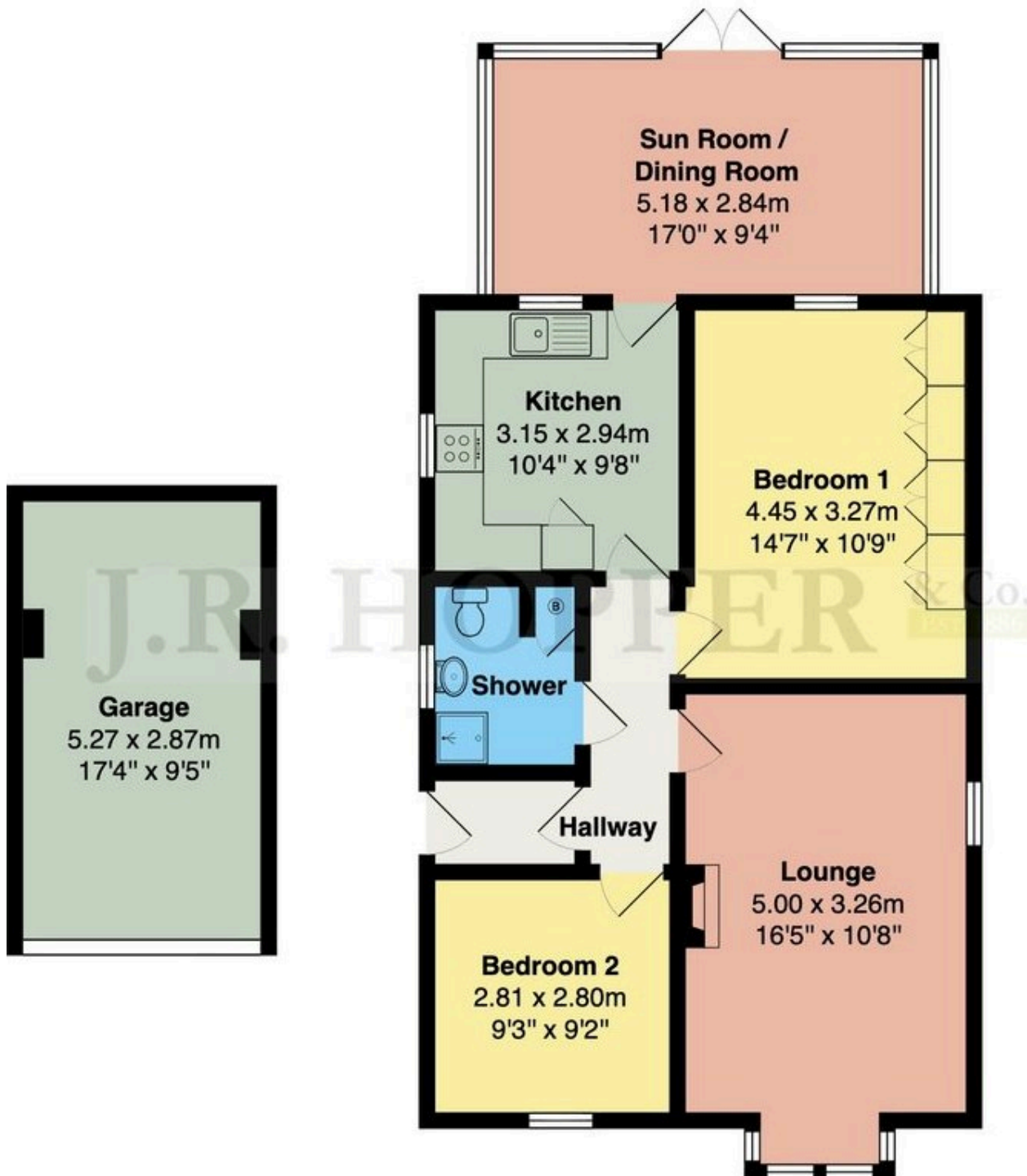
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Kitchen



2 Hawthorn Close, Leyburn, DL8 5SN

Total Area: 94.0 m² ... 1012 ft²

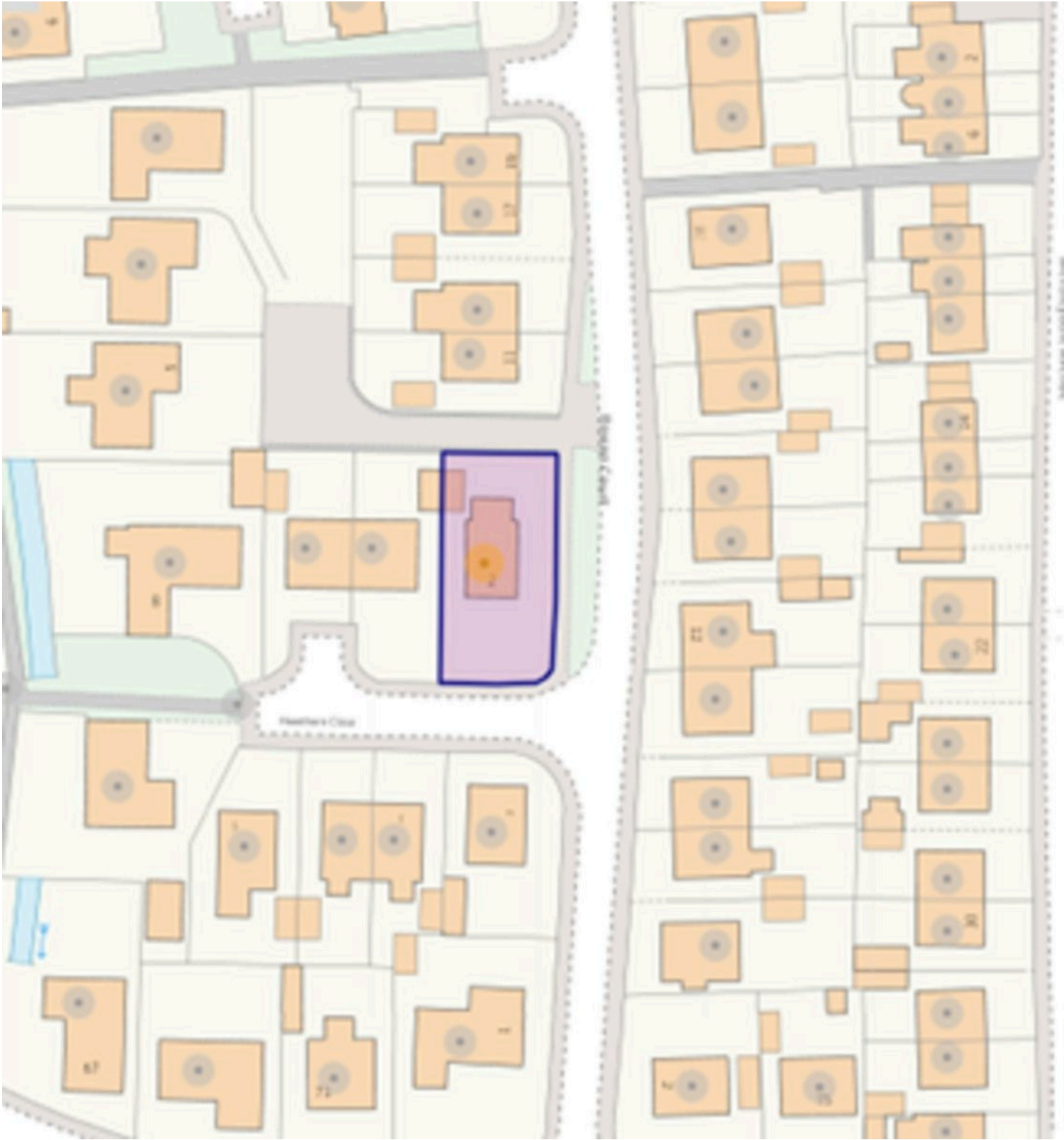


Floor plan produced for J.R. Hopper & Co by Abide Studios.

All measurements, floor areas, openings and orientations are approximate and provided for illustrative purposes only.

The plan is not to scale and has been prepared solely for marketing purposes.

Interested parties should make their own enquiries and rely on their own inspection as to its accuracy.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		