

Hawes 01969 667744
Leyburn 01969 622936
www.jrhopper.com

J.R. HOPPER & Co. EST. 1886

Market Place, Leyburn
North Yorkshire DL8 5BD

Bentham 01524 262044
Settle 01729 825311
London 02074 098451
leyburn@jrhopper.com

"For Sales In The Dales"
01969 622936

38 Brentwood, Leyburn



- Immaculate Detached Bungalow
- Large Kitchen Diner With Multi Fuel Stove
- Lounge
- 3 Double Bedrooms Including A Master Suite With Dressing Area And En Suite
- Family Bathroom
- Study
- Large Garden Surrounding Property
- Suntrap Patio Area
- Detached Garage
- Easy Access To Town Centre
- Ideal Family Or Retirement Home

Offers Around £375,000



RESIDENTIAL SALES • LETTINGS • COMMERCIAL • PROPERTY CONSULTANCY
Valuations, Surveys, Planning, Commercial & Business Transfers, Acquisitions, Conveyancing,
Mortgage & Investment Advice, Inheritance Planning, Property, Antique & Household Auctions, Removals



38 Brentwood, Leyburn

DESCRIPTION

38 Brentwood is an immaculate detached bungalow on a quiet cul de sac within easy reach of Leyburn town centre. Leyburn is a thriving community with shops, pubs, schools, churches, sports facilities, doctors and dentist, and gives easy access to Richmond, Bedale, the A1 and the Yorkshire Dales.

The property benefits from mains gas central heating and is double glazed throughout. There has been an extension to the side which has made a lovely light, open kitchen diner, and a snug area with multi fuel stove with double French doors out to the garden. Further accommodation comprises of a lounge with gas fire, study area and family bathroom. There are three double bedrooms, one of which is the master suite with dressing area and en suite. The property has been modernised to a very high standard throughout.

The garden is easily maintained with a good sized lawn, patio area, flower borders and shrubs which give it a private feel.

This property would make a lovely family or retirement home. Viewing is highly recommended to appreciate the standard of accommodation on offer.

ENTRANCE

PORCH

Tiled floor. Ceiling spotlights. Door through to kitchen.

KITCHEN / DINER

24' 6" x 22' 7" (7.47m x 6.88m) Large open plan room. Tiled floor. Ceiling spotlights. Good range of base and wall units. Island unit with additional worktop space. Belfast sink. Cooker point. TV point. Six Skylights. Doors out to garden. Window to side. AGA and AGA fridge freezer available by separate negotiation.

LOUNGE

16' 9" x 12' 0" (5.11m x 3.66m) Wooden floor. Ceiling spotlights. Gas fire set in marble surround and hearth with wooden fireplace. TV point. Radiator. Two windows to side.

INNER HALLWAY

Wooden floor. Ceiling spotlights. Radiator. Loft access. Phone point.

SIDE PORCH / STUDY

Currently used as a study. Fitted carpet. Ceiling spotlights. Built in desk. Two windows, one to front and one to the side. Door to front.

BEDROOM 1

24' 6" x 8' 9" (7.47m x 2.67m) Master room with separate dressing area and en suite. Fitted carpet. Ceiling spotlights. Two radiators. TV point. Skylight. Window to side. En Suite: Walk in shower. Hand wash basin. WC. Heated towel rail. Fully tiled walls.

BEDROOM 2

12' 6" x 8' 9" (3.81m x 2.67m) Fitted carpet. Ceiling spotlights. Radiator. Fitted wardrobe. Window to side.

BEDROOM 3

12' 6" x 11' 6" (3.81m x 3.51m) Fitted carpet. Ceiling spot lights. Fitted wardrobes. Radiator. TV point. Window to side.

38 Brentwood, Leyburn

- BATHROOM** Tiled floor. Ceiling spotlights. Fully tiled walls. Inbuilt storage shelves. Bath with over head shower. WC. Hand wash basin. Heated towel rail. Airing cupboard with shelving and water tank inside.
- OUTSIDE** Lovely manageable garden. Large lawned area. Well established hedges make it private. Easily maintainable flower borders. Patio area.
- GARAGE** Electric and water. Plumbing for washer.
- PARKING** Tarmaced drive area with parking for one car. There is also on street parking available nearby.

38 Brentwood, Leyburn

GENERAL

Photographs & Virtual Tours	Items in these photographs and tours may not be included in the sale.
Viewing	By appointment. We aim to accompany viewings 7 days a week.
Local / Planning Authority	Richmondshire District Council (01748 829100)
Council Tax Band	Band should be confirmed by the Purchaser prior to purchase.
Tenure	Freehold

AGENT NOTES

J. R. HOPPER & Co. has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice.

OFFER PROCEDURE

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

FINANCIAL ADVICE

Buying your own home can be a complicated and confusing business especially with so many different schemes being offered by the High Street Building Societies and Banks. Why not find out which mortgage is best for you by speaking to our own **Independent Financial & Mortgage Advisor?** There is no obligation or cost and we can help even if you are buying from other agents. To make an appointment, please call – 01969 622936

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

CONVEYANCING

Buying or Selling your home requires a diligent solicitor. We work with local solicitors & the UK's most recommended provider of conveyancing services. This makes the process as smooth and stress free as possible. Call, or check our website, for a free, no obligation, no move no fee quote.

MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our **Relocation Agent Network** of over 600 specially selected offices can provide this no obligation free service anywhere in the country. Call or email now to let us get you moving.

ALL AGENTS

Check out what other buyers and sellers have said about J.R. Hopper & Co at allagents.co.uk. Almost 100% of the 40 testimonials this year would recommend J.R. Hopper & Co. to their friends.

ON THE MARKET

To see all our properties in the Yorkshire Dales first, register at jrhopper.com and onthemarket.com

J. R. HOPPER & Co.

J.R.HOPPER & Co. is a trading name for J. R. HOPPER & Co. (Property Services) Limited, which is registered in England No 3438347. The registered office for the company is Hall House, Woodhall, Askrigg, Leyburn, North Yorkshire, DL8 3LB. Directors are L. B. Carlisle and E. J. Carlisle.

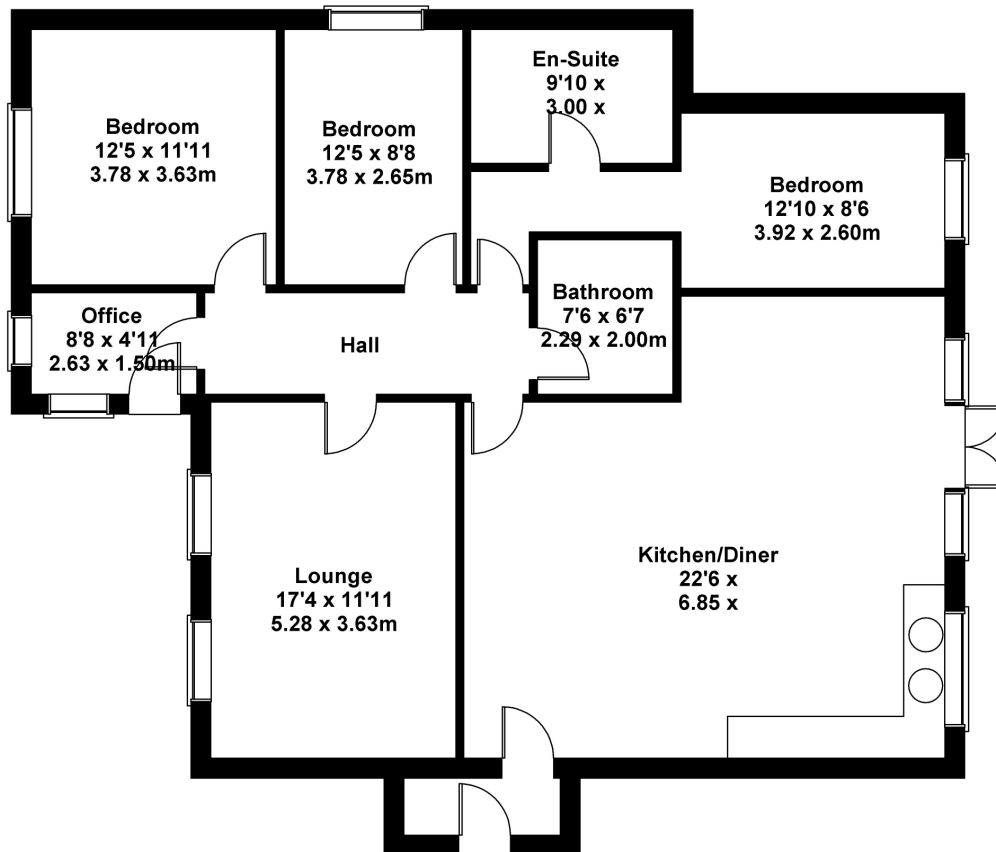
ENERGY PERFORMANCE CERTIFICATE

Property: 38 Brentwood, Leyburn, North Yorkshire, DL8 5HT

Energy Efficiency Rating Current 71 Environmental Impact Rating Current 65

38 Brentwood, Leyburn

38 Brentwood, Leyburn

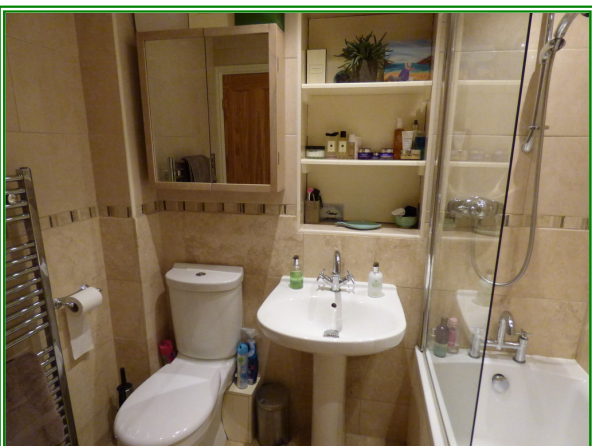


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2017

38 Brentwood, Leyburn



38 Brentwood, Leyburn

