

Hawes 01969 667744  
Leyburn 01969 622936  
www.jrhopper.com

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

Bentham 01524 262044  
Settle 01729 825311  
London 02074 098451

01969 622936

enquiries@jrhopper.com

*"For Sales In The Dales"*

## 80 Dale Grove, Leyburn



- Large Detached House With Double Garage
- Spacious Accommodation
- Convenient Location
- 6 Bedrooms
- Kitchen Diner
- Lounge
- Dining Room
- Study
- Utility Room
- House Bathroom and Shower Room
- Ensuite Shower Room
- Downstairs WC
- Private Garden To Rear
- Parking For 3 Cars
- Gas Central Heating
- uPVC Double Glazed Windows
- Perfect Family Or Second Home

## Offers Around £425,000



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Valuations, Surveys, Planning, Commercial & Business Transfers, Acquisitions, Conveyancing,  
Mortgage & Investment Advice, Inheritance Planning, Property, Antique & Household Auctions, Removals



J. R. Hopper & Co. is a trading name for J. R. Hopper & Co. (Property Services) Ltd. Registered: England No. 3438347. Registered Office: Hall House, Woodhall, DL8 3LB. Directors: L. B. Carlisle, E. J. Carlisle

# 80 Dale Grove, Leyburn

## DESCRIPTION

80 Dale Grove is a substantial 6 bedroom detached house located on the popular development of Dale Grove in the thriving market town of Leyburn, in Wensleydale. It has an excellent community with shops, pubs, schools, churches, sports facilities, doctors and dentist. The town offers easy access to Richmond, Bedale, A1 and the Yorkshire Dales.

The house is set over 3 floors, to the ground floor there is a spacious kitchen diner, large light lounge, dining room, study, WC, and utility. To the first floor there are 3 double bedrooms and a single bedroom, a house bathroom and ensuite shower room. To the second floor there are a further 2 large double bedrooms and a shower room.

Externally the property has parking to the front on private drive for 3 cars and a double garage. To the rear there is a private garden laid to lawn with established hedges and trees and a gentle flowing beck.

This property is a perfect family home and viewing is essential.

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## GROUND FLOOR

<b>HALLWAY</b>	Fitted carpet. Coved ceiling. Radiator. Staircase. Under stairs cupboard. Front door.
<b>STUDY</b>	9' 7" x 6' 9" (2.92m x 2.06m) Fitted carpet. Radiator. TV point. Telephone point. Window to the side.
<b>WC</b>	6' 9" x 3' 8" (2.06m x 1.12m) Fitted carpet. Radiator. WC. Hand basin. Window to the side.
<b>KITCHEN/DINER</b>	16' 4" x 9' 0" (4.98m x 2.74m) Tiled floor. Good range of wall and base units. Electric oven, gas hob and extractor hood. Stainless steel sink and drainer. Integrated dishwasher. Radiator. 2 Windows to the rear
<b>UTILITY ROOM</b>	6' 9" x 5' 8" (2.06m x 1.73m) Tiled floor. Radiator. Wall and base units. Stainless steel sink and drainer. Gas Boiler. Plumbing for automatic washing machine. Door to the side.
<b>DINING ROOM</b>	10' 9" x 9' 0" (3.28m x 2.74m) Fitted carpet. Coved ceiling. Radiator. Patio doors to rear garden.
<b>LOUNGE</b>	13' 10" x 13' 7" (4.22m x 4.14m) Fitted carpet. Coved ceiling. Radiator. Gas fire. TV point. Telephone point. Box bay window to the front. Window to the side.

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## FIRST FLOOR

<b>LANDING</b>	Fitted carpet. Radiator. Staircase to second floor.
<b>BEDROOM 1</b>	13' 8" x 10' 9" (4.17m x 3.28m) Large double bedroom. Fitted carpet. Coved ceiling. Radiator. Window to the front.
<b>ENSUITE</b>	6' 1" x 5' 3" (1.85m x 1.6m) Fitted carpet. Radiator. Shower cubicle. WC. Hand basin. Frosted window to the front.
<b>BEDROOM 3</b>	10' 10" x 8' 11" (3.3m x 2.72m) Rear double bedroom. Fitted carpet. Radiator. Window to the rear.
<b>BATHROOM</b>	7' 4" x 5' 6" (2.24m x 1.68m) Fitted carpet. Radiator. Partially tiled walls. Bath with shower over. WC. Hand basin in vanity unit. Frosted window to the rear.
<b>BEDROOM 4</b>	9' 11" x 8' 9" (3.02m x 2.67m)(max) L shape single bedroom. Fitted carpet. Radiator. Window to the rear.
<b>BEDROOM 2</b>	12' 7" x 9' 9" (3.84m x 2.97m) Fitted carpet. Radiator. Window to the front.

## SECOND FLOOR

<b>LANDING</b>	Fitted carpet. Radiator. Airing cupboard.
<b>BEDROOM 5</b>	17' 9" x 9' 10" (5.41m x 3m) Fitted carpet. Radiator. Window to the side. Velux window.
<b>SHOWER ROOM</b>	7' 0" x 5' 6" (2.13m x 1.68m) Fitted carpet. Radiator. Shower cubicle. WC. Hand basin in vanity unit. Velux window.
<b>BEDROOM 6</b>	17' 11" x 10' 10" (5.46m x 3.3m) Large double bedroom. Fitted carpet. Radiator. Eaves storage. Window to the side. Velux window.
<b>LOFT SPACE</b>	Partially boarded loft. (no power or light)

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## OUTSIDE

<b>FRONT</b>	Lawn with paved path. Shrubs and flower beds.
<b>REAR</b>	Private garden laid to lawn, established shrubs, bushes and trees. Beck. Outside tap.
<b>GARAGE</b>	16' 9" x 16' 7" (5.11m x 5.05m) Double garage. 2 Up and over doors. Power and light. Personnel door to the rear. Window to the rear.
<b>PARKING</b>	Parking for 3 cars on the drive to the front of the house.

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## GENERAL

<b>Photographs &amp; Virtual Tours</b>	Items in these photographs and tours may not be included in the sale.
<b>Viewing</b>	By appointment. We aim to accompany viewings 7 days a week.
<b>Local Authority</b>	Richmondshire District Council (01748 829 100)
<b>Council Tax Band</b>	F. Band should be confirmed by the Purchaser prior to purchase.
<b>Tenure</b>	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](http://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](http://jrhopper.com) and [onthemarket.com](http://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.

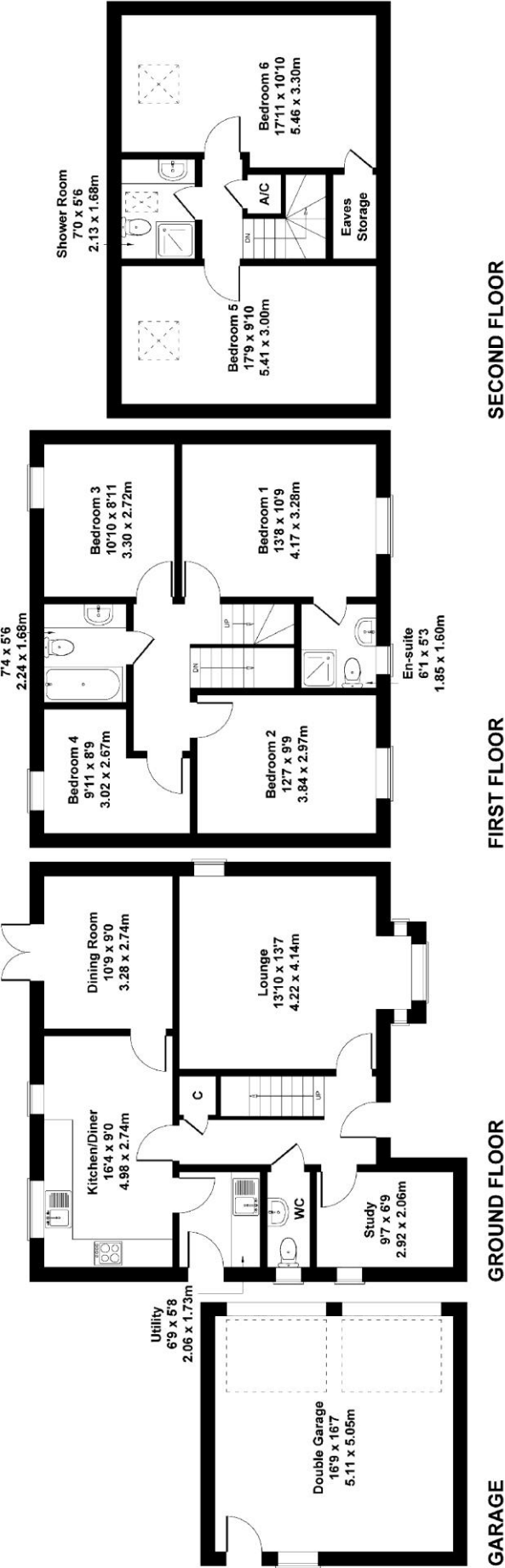
## ENERGY PERFORMANCE CERTIFICATE

**Property:** 80 Dale Grove, Leyburn, North Yorkshire, DL8 5GA

**Energy Efficiency Rating Current 73 Environmental Impact Rating Current 68**

# 80 Dale Grove, Leyburn

## 80 Dalegrove 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. 2019



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