J.R. HOPPER & Co. Est. 1886



LEYBURN • DL8 5BY

7 Oak Close

Offers In The Region Of £157,500

2 | B

UNDER OFFER

AT A GLANCE

- Modern Home in Popular Market Town
- Section 106 - Local Occupancy
- 2 Double Bedrooms
- Lounge
- Kitchen / Diner
- Bathroom & Ground Floor WC
- Mains Gas Central Heating
- Rear Lawned Garden
- 2 Parking Spaces
- Ideal for First Time Buyers

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

Modern Home in Popular Market Town

SECTION 106 AFFORDABLE HOUSING PROPERTY – LOCAL OCCUPANCY RESTRICTIONS APPLY

7 Oak Close is a modern two-bedroom terraced home, and situated on a popular residential development. The property offers well-presented accommodation throughout, comprising an entrance hallway, lounge, fitted kitchen and ground floor WC. To the first floor are two double bedrooms and a family bathroom. The property benefits from mains gas central heating and double glazing.

Externally, the property benefits from a rear lawned garden and off-street parking for two vehicles.

The property is offered for sale under the terms of a Section 106 Agreement as an Intermediate Affordable Dwelling and is available at 70% of open market value.

Prospective purchasers must meet the eligibility criteria set out within the Section 106 Agreement, including:

- a local connection to Richmondshire; and

- evidence that they are unable to purchase the property at full market value but are able to purchase at the discounted sale price.

The property must be occupied as the purchaser's sole/main residence.

All sales are subject to approval by the local authority prior to exchange of contracts.

For further information regarding the eligibility requirements and purchasing process, please get in touch.

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Section 106 - Local Occupancy

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Registered Office: Hall House, Woodhall, DL8 3LB. Directors: L.B. Carlisle, E.J. Carlisle.

GALLERY

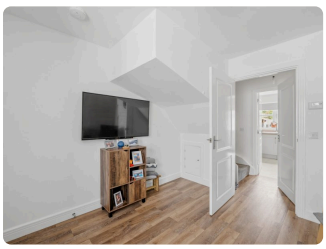
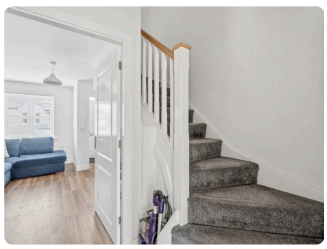
Every room, inside and out














Produced 25 October 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.

GALLERY





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2 Double Bedrooms

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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

Entrance Porch

Laminate flooring. UPVC external door to the front.

Living Room

Laminate flooring. TV point. Under stairs cupboard. Window to the front.

Hallway

Laminate flooring. Access to first floor.

W/C

Laminate flooring. Extractor fan. W/C. Wash basin. Radiator.

Kitchen / Diner

Tiled flooring. Downlights. Good range of modern wall and base units with complimentary work tops. Composite sink. Plumbing for washing machine. Integrated electric oven and gas hob with extractor hood. Space for fridge freezer. Breakfast bar. Radiator. Window overlooking the garden. UPVC external door to the rear.

02 FIRST FLOOR

Stairs & Landing

Turned staircase. Fitted carpet. Built in storage cupboard. Radiator.

Bedroom 1

Rear double bedroom. Laminate flooring. Built in wardrobe. Radiator. Window to the rear.

Bathroom

Tiled flooring. Downlights. Extractor fan. Part tiled walls. W/C. Wash basin. Bath with power shower over. Heated towel rail.

Bedroom 2

Front double bedroom. Laminate flooring. Loft access. Radiator. Window to the front.

03 OUTSIDE

Rear

Enclosed laid to lawn garden with small low maintenance patio area. Wooden shed.

Parking

Two off road parking spaces.

04 AGENTS NOTES

Section 106

SECTION 106 AFFORDABLE HOUSING PROPERTY – LOCAL OCCUPANCY RESTRICTIONS APPLY The property is offered for sale under the terms of a Section 106 Agreement as an Intermediate Affordable Dwelling and is available at 70% of open market value. Prospective purchasers must meet the eligibility criteria set out within the Section 106 Agreement, including: a local connection to Richmondshire; and evidence that they are unable to purchase the property at full market value but are able to purchase at the discounted sale price. The property must be occupied as the purchaser's sole/main residence. All sales are subject to approval by the local authority prior to exchange of contracts.

Services

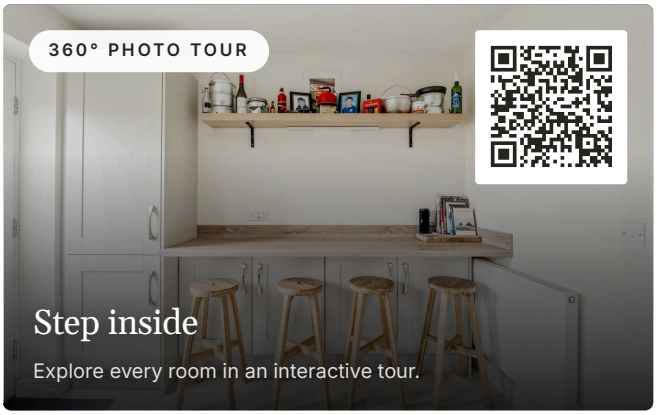
Mains gas central heating. Mains water, drainage & electrics. Flood risk: Very low. Broadband: Basic 16 Mbps Superfast 80 Mbps Ultrafast 1800 Mbps.

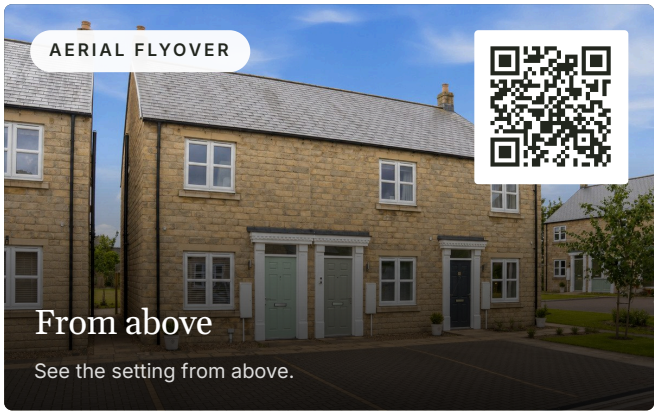
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ONLINE ONLY

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 - 19th September 2018

PDF · 0.08 MB

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 7 Oak Close properly, inside and out, room by room, pointing out every feature and every issue as they go.

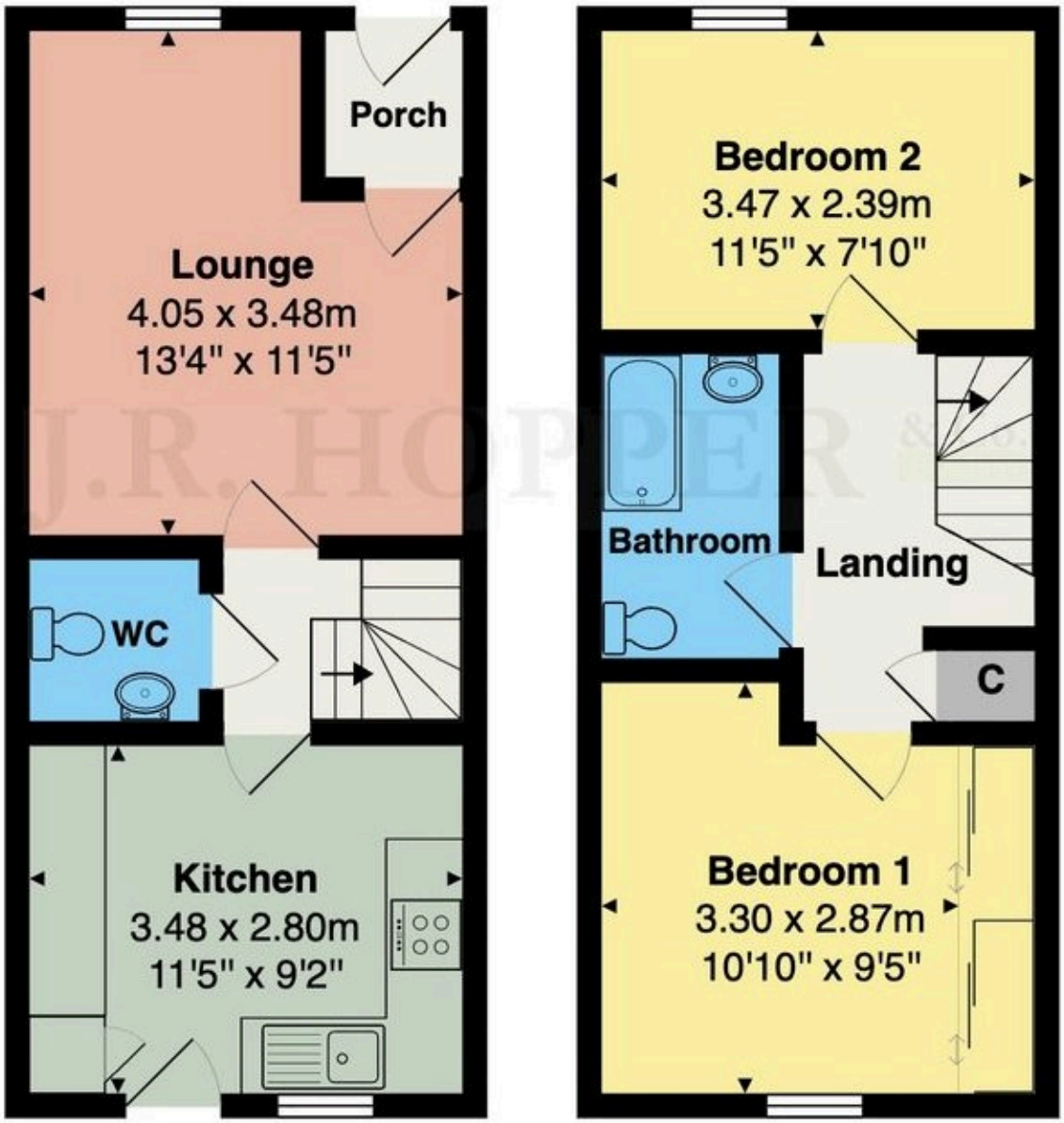
Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.

ASK FOR THE VIDEO VIEWING

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7 Oak Close, Leyburn, DL8 5BY

Total Area: 59.5 m² ... 640 ft²

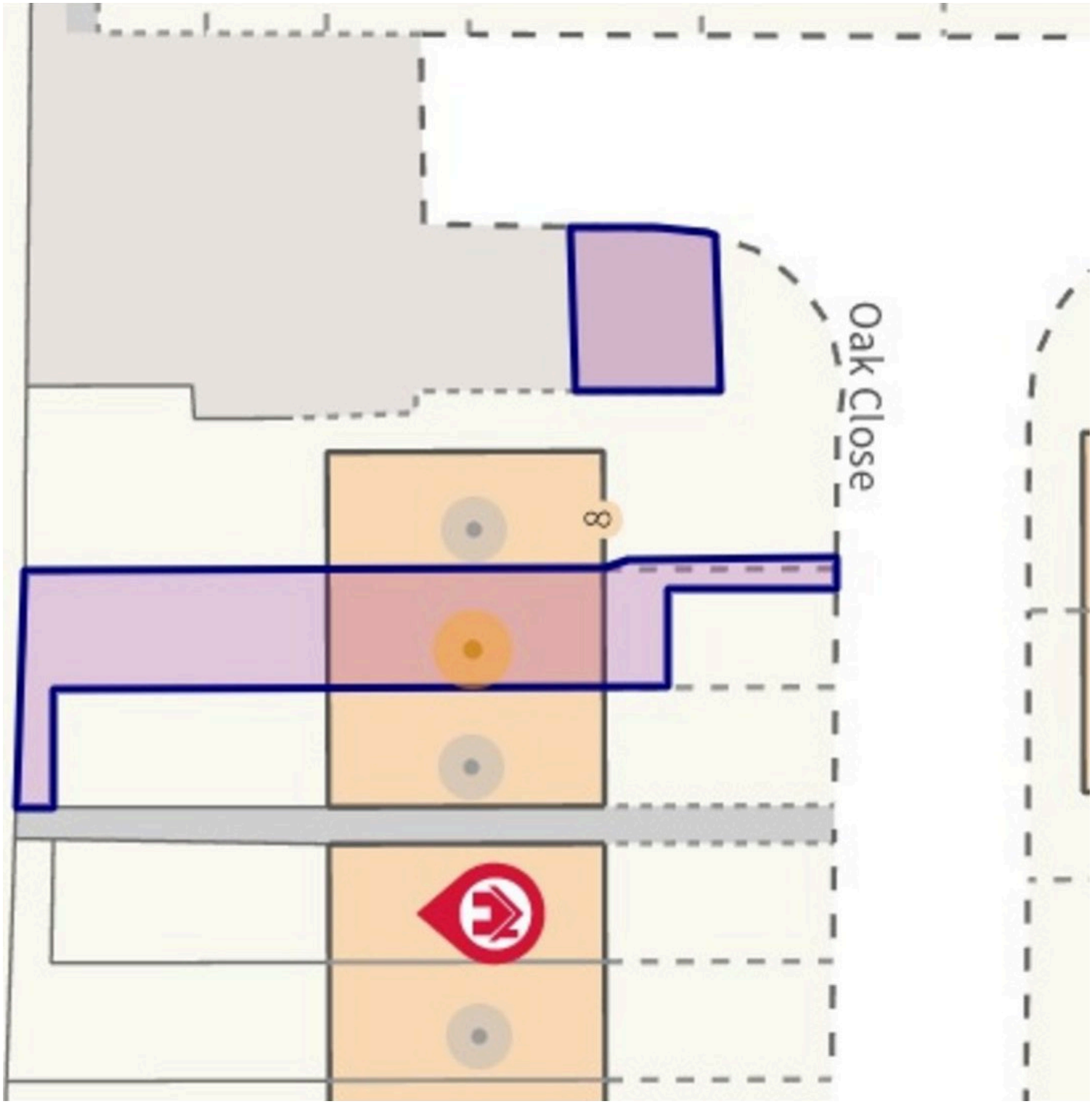


Ground Floor

First Floor

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.

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