

Central Chambers
Market Place
Leyburn
North Yorkshire
DL8 5BD

J.R. HOPPER & Co. Est. 1886

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"For Sales In The Dales"



Oak Close, Leyburn, DL8 5

Offers In The Region Of £160,000



- 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

Oak Close, Leyburn, DL8 5

Offers In The Region Of £160,000



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.

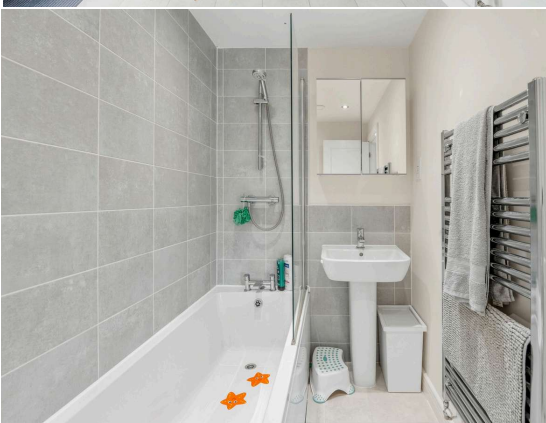
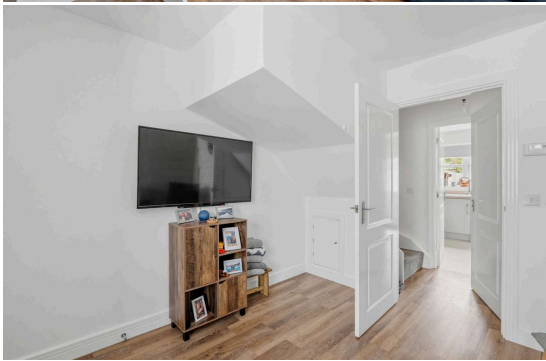
Prospective purchasers must meet the eligibility criteria set out within the Section 106 Agreement, including:

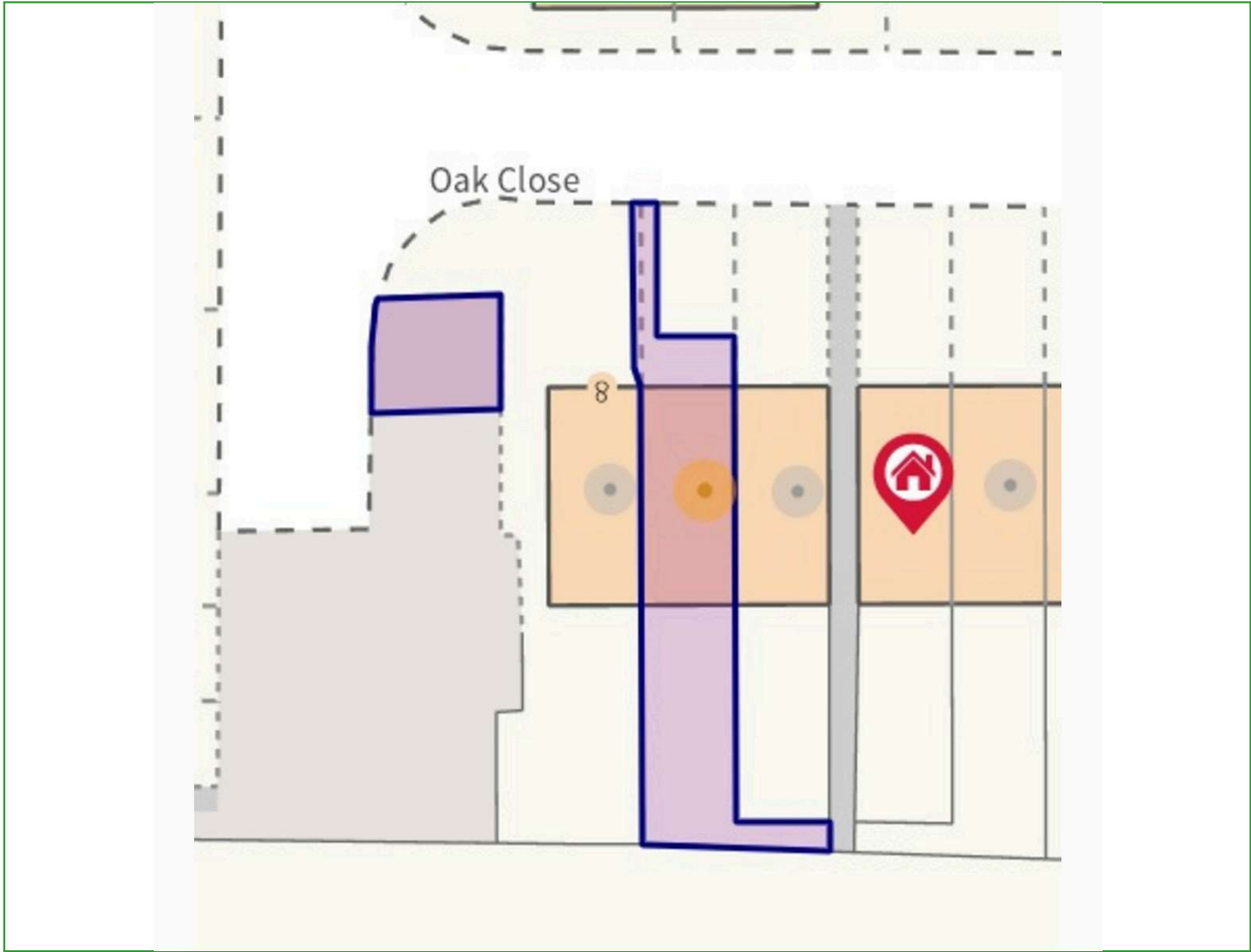
- a local connection to Richmondshire; and
- evidence that they are unable to purchase the property at full market value but are able to purchase at the discounted sale price.

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		98
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

Material Information

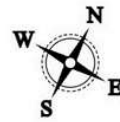
Postcode: DL8 5BY

Council Tax Band: B

Energy Performance Band: B

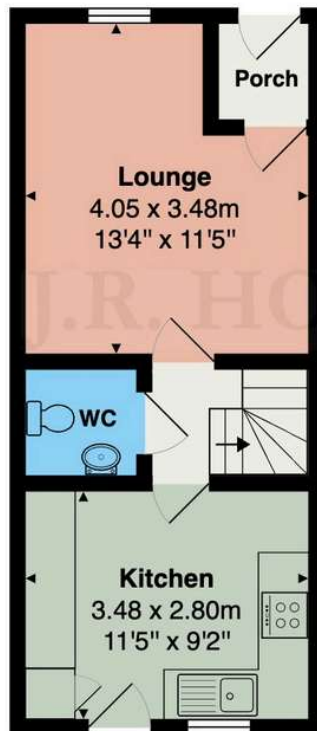
Local Authority: North Yorkshire County Council

Tenure: Freehold

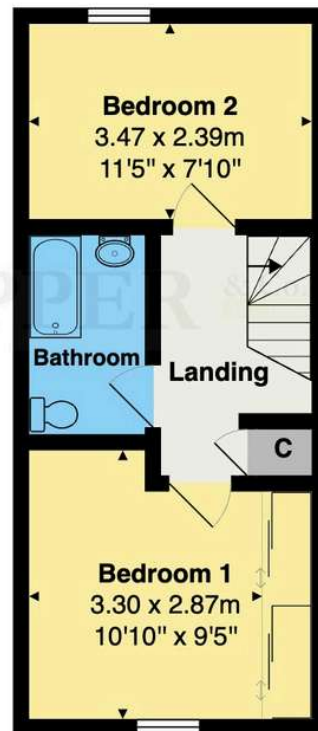


7 Oak Close, Leyburn, DL8 5BY

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.

**View our interactive brochure online for additional
photos, videos, floorplans, maps and room
descriptions.**



Items in these photographs and tours may not be included in the sale • J. R. Hopper & Co. has not tested services, fixtures, fittings, central heating, gas, and electrical systems. If in doubt, purchasers should seek professional advice • 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 • Viewings by appointment only.