

Central Chambers
Market Place
Leyburn
North Yorkshire
DL8 5BD

J.R. HOPPER & Co.
Est. 1886
www.jrhopper.com enquiries@jrhopper.com

Leyburn 01969 622936
Hawes 01969 667744
Settle 07726 596616
Kirkby Stephen 07434 788654

"For Sales In The Dales"



62 Dale Grove, Leyburn, DL8 5GA

Guide Price: £260,000–£280,000.



- Modern Terraced Property
- 3 Double Bedrooms
- Contemporary Kitchen
- Spacious Lounge
- Bathroom & Shower Room
- Mains Gas Central Heating & Double Glazing
- Enclosed Rear Garden
- Off Road Parking
- Fantastic Starter, Family or Investment Property
- Located in Popular Dales Town of Leyburn

62 Dale Grove, Leyburn, DL8 5GA

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62 Dale Grove is a modern, well-proportioned family home, positioned within a quiet cul-de-sac on the edge of Leyburn.

Leyburn itself is a vibrant and well-served community, offering a range of shops, pubs, schools, churches, and sporting facilities, along with excellent transport links to Richmond, Bedale, the A1, and the Yorkshire Dales.

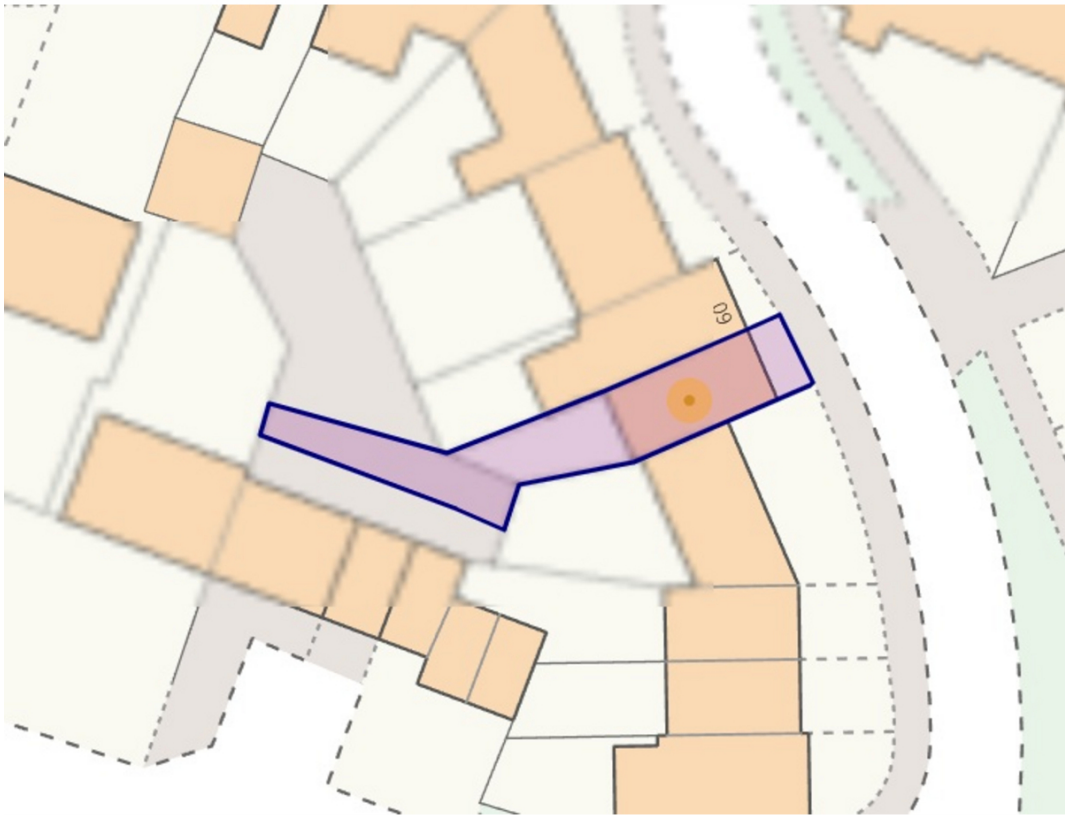
The accommodation is arranged over three floors. The first floor features a contemporary fitted kitchen with feature central island, alongside a generous living room, all complemented by recently fitted hard wood flooring. The second floor provides two double bedrooms and a modern shower-room, while the top floor is dedicated to a spacious principal bedroom complete with walk-in wardrobe and bathroom.

The property further benefits from mains gas central heating and recently replaced double-glazed windows to the front elevation.

Externally, to the rear there is an enclosed, low-maintenance garden with recently upgraded decking and access to an allocated parking space. To the front, there is a gravelled garden area along with additional unallocated on-street parking.

62 Dale Grove would suit a first-time buyer, growing family, or investor. In the current rental market, it is anticipated to achieve approximately £1,000 per calendar month.





Energy Efficiency Rating

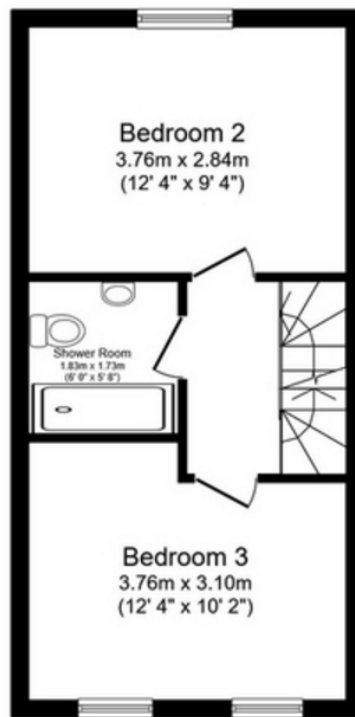
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Material Information

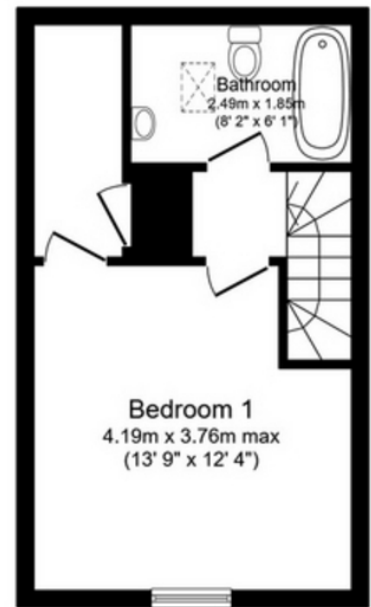
Postcode: DL8 5GA
Council Tax Band: D
Energy Performance Band: C
Local Authority: North Yorkshire
Tenure: Freehold



Ground Floor



First Floor



Second Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

**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.