J.R. HOPPER & Co. Est. 1886



LEYBURN • DL8 5JG

17 Dale Grove

Guide Price £220,000 - £240,000

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AT A GLANCE

- Semi-Detached Bungalow
- 2 Bedrooms
- South Facing Lounge
- Kitchen Diner
- Front & Rear Garden
- Accessible Bathroom
- Mains Gas Central Heating
- Ample Parking & Garage
- No Onward Chain
- Quiet Location

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KIRKBY STEPHEN 01768 258002

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THE PROPERTY

Semi-Detached Bungalow

A two-bedroom semi-detached bungalow occupying a pleasant position on Dale Grove, in the popular market town of Leyburn.

Number 17 is one of the original bungalows on Dale Grove and offers well-proportioned accommodation, attractive gardens, a single garage and driveway providing off-road parking.

The property enjoys a particularly pleasant outlook, with views across the development to the front and open fields immediately beyond the rear garden, giving the property a lovely sense of space and privacy.

The accommodation briefly comprises an entrance hall, kitchen, sitting room, two bedrooms and a bathroom. The property benefits from mains gas central heating throughout. The bathroom is currently fitted with a seated bath, which may be particularly useful for those requiring easier access, although this could be replaced with a more conventional bath or shower arrangement if required. with a modern boiler and radiators, UPVC windows and generally good decorative order.

To the outside, the property has gardens to both the front and rear. The rear garden enjoys an open outlook towards the surrounding fields and provides a pleasant outdoor space to sit and enjoy the views. A driveway provides off-road parking and leads to a single garage, offering useful additional storage or parking.

The property is well presented throughout, although there is scope for some upgrades and modernisation in places. It benefits from a modern boiler and radiators, UPVC windows and solar panels, helping to make the property energy efficient and economical to run.

Dale Grove is conveniently situated at the top of Leyburn, a popular market town in Wensleydale, with a good range of everyday amenities, including shops, cafés, pubs, restaurants and local services. The surrounding Yorkshire Dales countryside is also close at hand, making this an appealing location for those looking to enjoy both town and country living.

Early viewing is recommended to appreciate the position, views and potential this bungalow has to offer.

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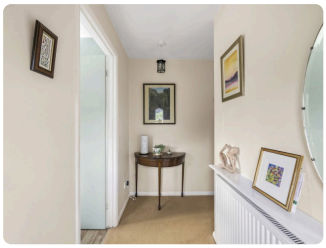
2 Bedrooms

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

GALLERY

Every room, inside and out









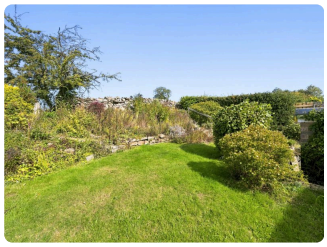
















Produced 24 October 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.

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 ACCOMMODATION

Entrance Hall

Fitted carpet. Radiator. Loft access with pull-down ladder and spacious, fully boarded loft.

Kitchen Diner

Vinyl flooring. Good range of wall and base units. Stainless steel single-bowl sink with drainer. Wall mounted gas central heating boiler. Plumbing for washing machine. Space for undercounter fridge. Built in storage. Window to the side and front.

Living Room

South facing and spacious room. Fitted carpet. Radiator. Stone surround fireplace. Window to the front overlooking the garden.

Bedroom 1

Good size double bedroom. Fitted carpet. Radiator. Window to rear.

Bedroom 2

Good single or small double bedroom. Fitted carpet. Radiator. Window to rear.

Bathroom

Laminate flooring. Heated towel rail. Accessible bath/shower. wash basin. wet wall panels. Frosted window to the side.

02 OUTSIDE

Front

South facing lawned garden with established shrubs.

Rear Garden

Landscaped garden with a raised gravelled patio and lawn, bordered by established shrubs, bushes and well-stocked flowerbeds.

Garage & Parking

Driveway to the front of the garage, providing ample parking. Single garage with power and light.

03 AGENTS NOTES

Services

Mains water, drains, electric and gas. Flood risk noted as very low. Broadband: Basic 17 Mbps. Superfast 80 Mbps. Solar Panels & Battery Storage The property benefits from owned solar panels, which feed electricity into the national grid. The panels were fit in August 2015. A storage battery is also located in the garage, allowing excess energy generated by the panels to be stored for later use.

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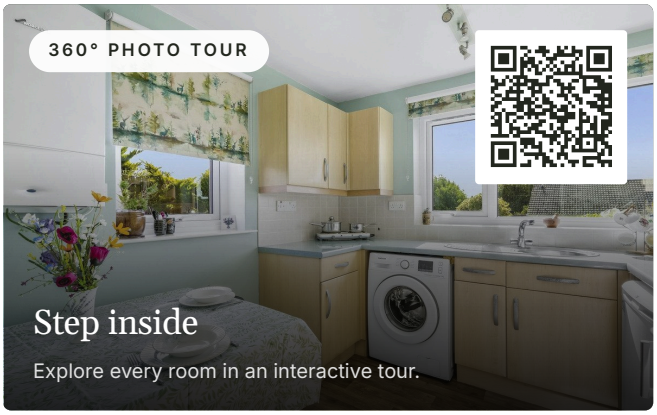
South Facing Lounge

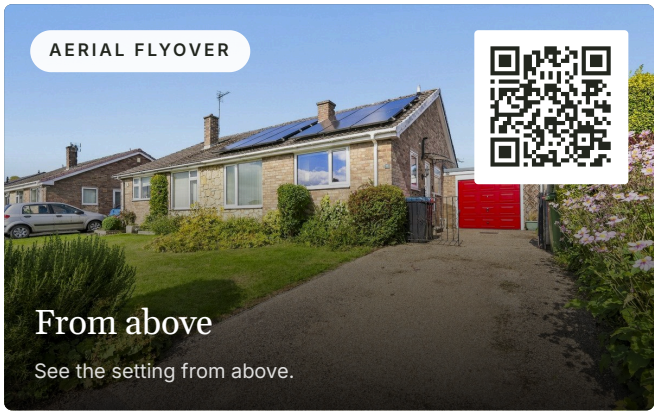
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ONLINE ONLY

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 - 6th September 2026.pdf
PDF · 0.62 MB

EPC - 7th September 2026
PDF · 0.09 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 17 Dale Grove properly, inside and out, room by room, pointing out every feature and every issue as they go.

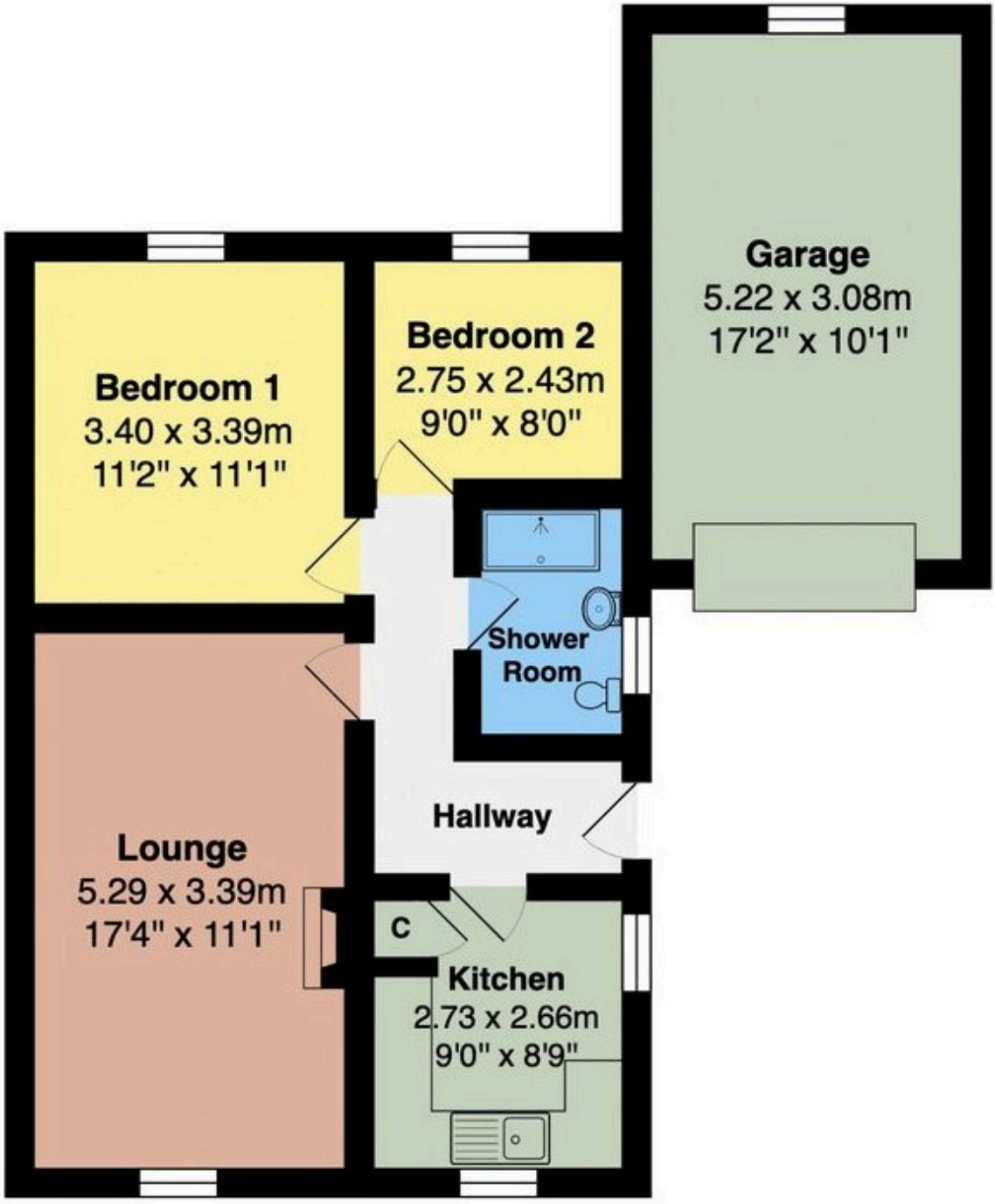
Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.

ASK FOR THE VIDEO VIEWING

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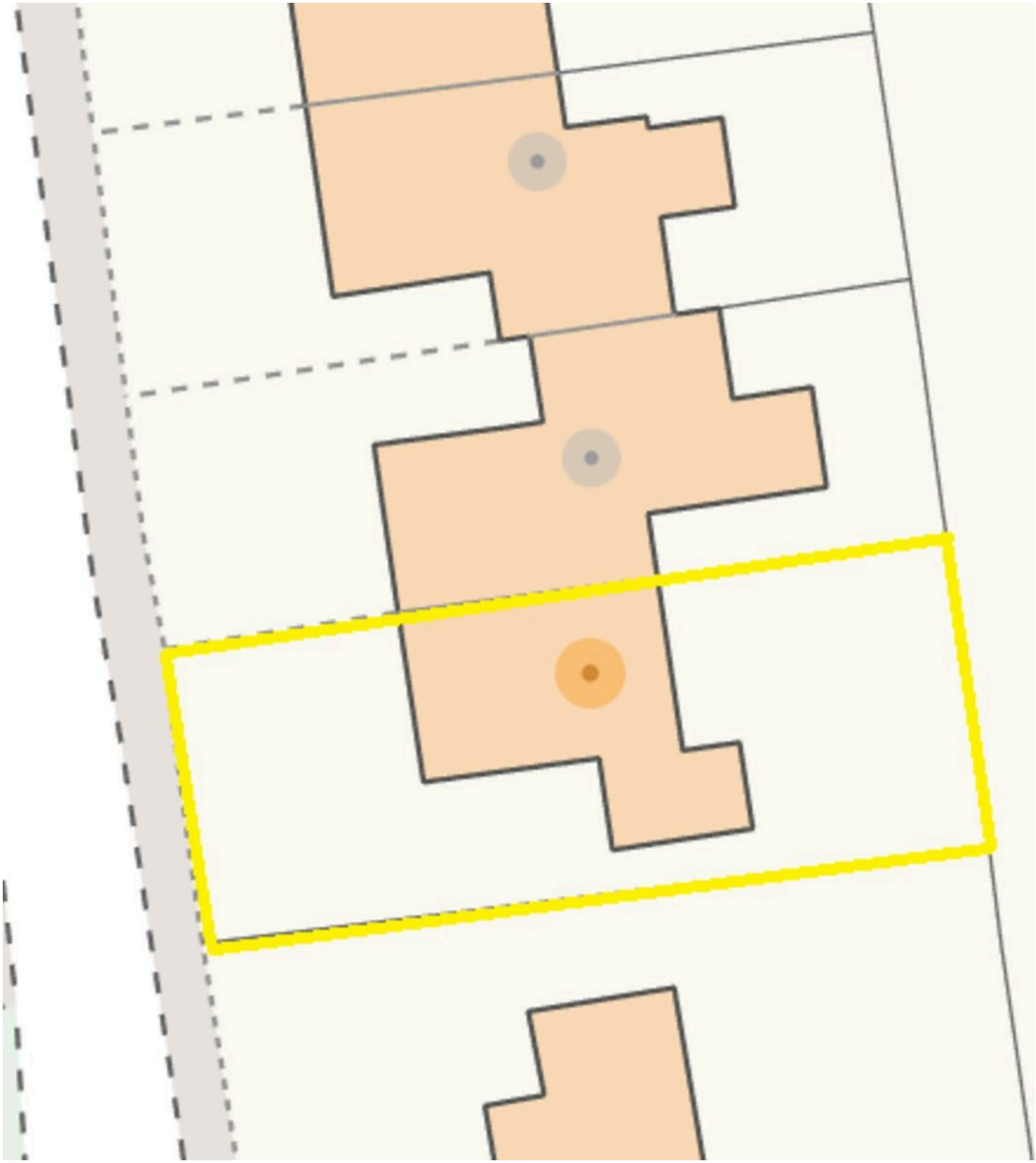
17 Dale Grove, Leyburn DL8 5JG

Total Area: 52.8 m² ... 568 ft²



Floor plan produced for J.R. Hopper & Co by Abide Studios.
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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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