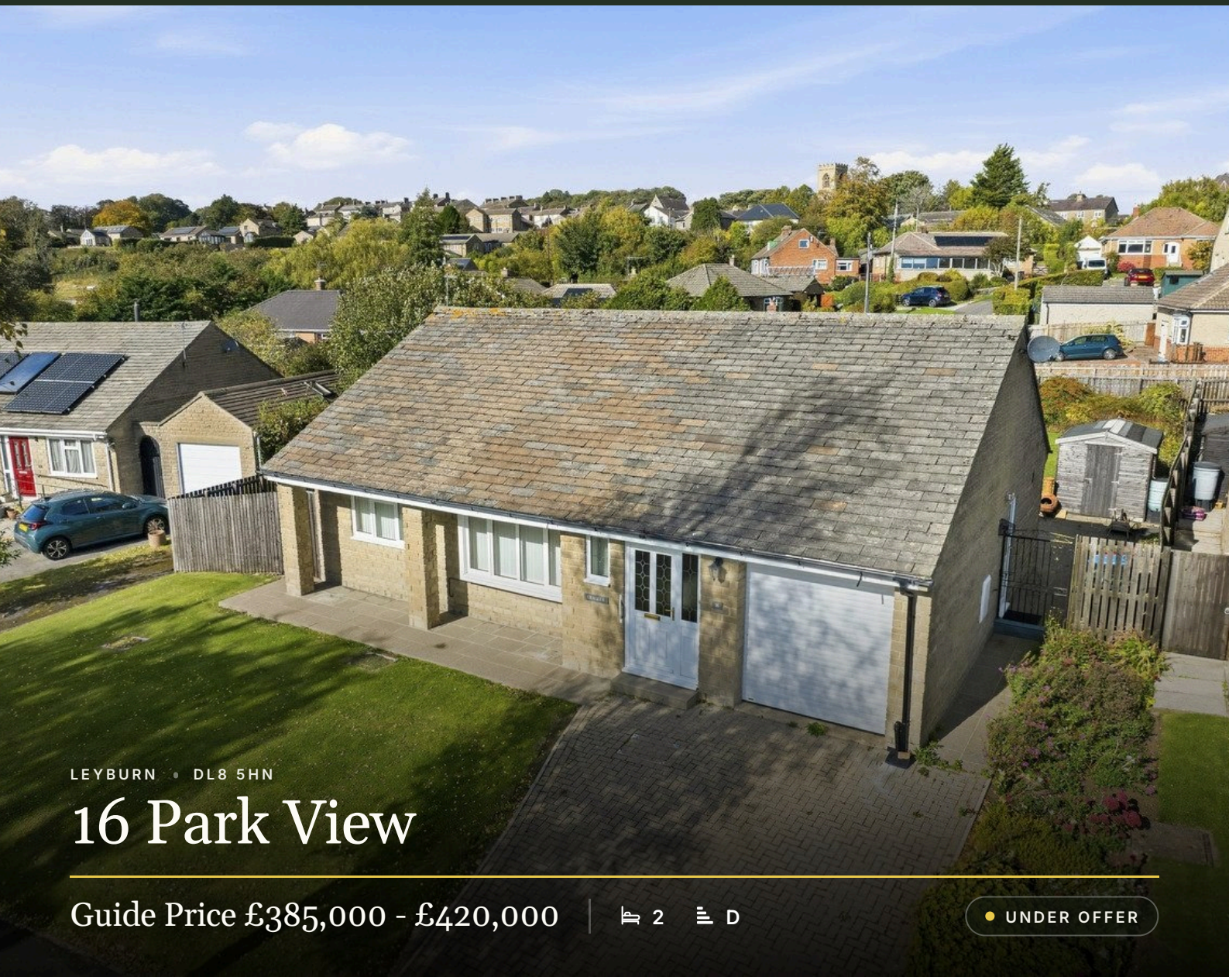
J.R. HOPPER & Co. Est. 1886



LEYBURN • DL8 5HN

16 Park View

Guide Price £385,000 - £420,000 | 2 | D

UNDER OFFER

AT A GLANCE

- Superb Detached Bungalow with Excellent Views
- Sought After Area In Popular Market Town
- Wonderful Views To Penhill
- Two Good-Sized Double Bedrooms
- Spacious Open-Plan Living & Dining Room
- Lovely Conservatory
- Integral Garage
- Gas Central Heating & Double Glazed
- Beautifully Maintained Gardens To Front & Rear
- Ample Off-Road Parking

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

Superb Detached Bungalow with Excellent Views

16 Park View is a superb detached bungalow, occupying an enviable position within this popular residential cul-de-sac on the edge of the sought-after market town of Leyburn.

Enjoying lovely views towards Penhill and across the surrounding dale, the property offers spacious and flexible accommodation, together with attractive gardens, ample parking and an integral garage. This is an appealing home for those seeking comfortable single-storey living in a desirable North Yorkshire location.

Leyburn is a thriving and popular market town with an excellent range of amenities, including independent shops, cafés, pubs, restaurants, schools and churches. The town also benefits from a health centre, sports facilities, children's play areas and the popular weekly Friday market. There are excellent road links to Richmond, Bedale and Northallerton, with convenient access to the A1(M).

The accommodation is well proportioned throughout and begins with an entrance hall leading into a particularly spacious open-plan living and dining room. This excellent reception space provides a welcoming area for both relaxing and entertaining, with plenty of natural light and attractive views. The well-appointed kitchen is conveniently positioned alongside the living accommodation, while a conservatory provides an additional versatile space with views and access towards the garden.

There are two good-sized double bedrooms, both offering comfortable accommodation, together with a family bathroom. The property benefits from gas central heating and double glazing throughout. An integral garage, complete with power and light, provides useful storage and parking, while the spacious driveway offers ample off-road parking. There is also further potential to extend the property, subject to the necessary planning and other permissions.

Externally, the property enjoys well-maintained gardens to both the front and rear. The south-facing front garden is predominantly laid to lawn and complemented by a large block-paved driveway. To the rear is a generous, beautifully maintained lawned garden, featuring well-established shrubs, attractive flowerbeds and a paved patio seating area, creating an ideal space for outdoor dining and relaxation. A garden shed provides useful additional storage.

Offering spacious and flexible accommodation in a peaceful yet convenient setting, 16 Park View would make an excellent active retirement property, family home or those simply looking for a well-positioned detached bungalow with attractive gardens and wonderful views.

> *“Sought After Area In Popular Market Town*

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

GALLERY

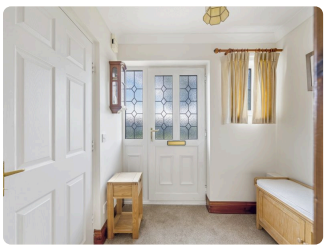
Every room, inside and out

















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











Wonderful Views To Penhill

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.

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

Ideal space for coats and boots. Fitted carpet. Radiator. Window and door to front. Integral door to garage.

Open Plan Living/Dining Area

Large light living/dining room. Spacious room with fitted carpet. Coved ceiling. 2 Wall mounted radiators. Gas fire in wooden surround. Window to front with fabulous views to Penhill. Double glass doors to conservatory.

Kitchen

Modern pine kitchen. Tiled flooring. Good range of wall and base units. 1 & 1/2 bowl composite sink and drainer. Integrated electric oven. Gas hob. Plumbing for washing machine. Window to rear garden.

Conservatory

Fitted carpet. Radiator. Solid roof with Velux window. Double glass doors to rear patio.

Bedroom 1

Large double bedroom. Fitted carpet. 2 Radiators. Large built in wardrobes at either side of the room. 2 Windows overlooking rear garden.

Bedroom 2

Good double bedroom. Fitted carpet. Radiator. Window to front with fabulous views to Penhill.

Bathroom

Fitted carpet. Partially tiled. Bath. Washbasin. WC. Shower cubicle. Frosted window to rear.

02 OUTSIDE

Front Garden

South facing lawned front garden with fabulous views to Penhill.

Driveway

Good sized block paved drive providing ample parking.

Rear Garden

Large enclosed wraparound garden. Mainly laid to lawn. Well established plants and shrubs. Patio seating area. Garden shed. Gate to front either side of property.

Garage

Good size garage with power and light. Electric roller door. Gas fired central heating boiler. Space for tumble dryer and fridge freezer.

SERVICES

Mains electric, gas, water and drainage. Flood risk noted as very low. Broadband: Basic 15 Mbps. Superfast 61 Mbps. Ultrafast 1000 Mbps.

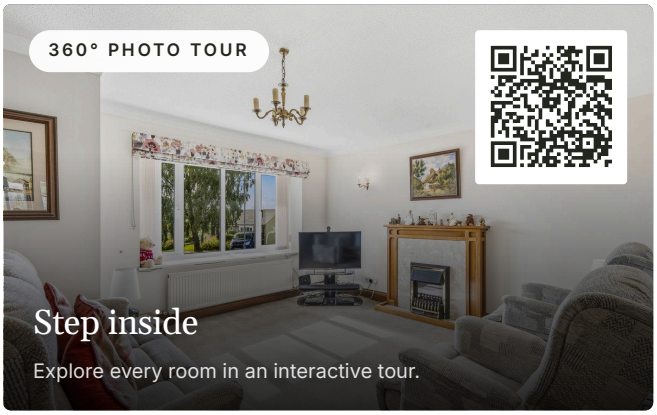
> *Two Good-Sized Double Bedrooms*

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.

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 - 2nd September 2024

PDF · 0.57 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 16 Park View 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

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.

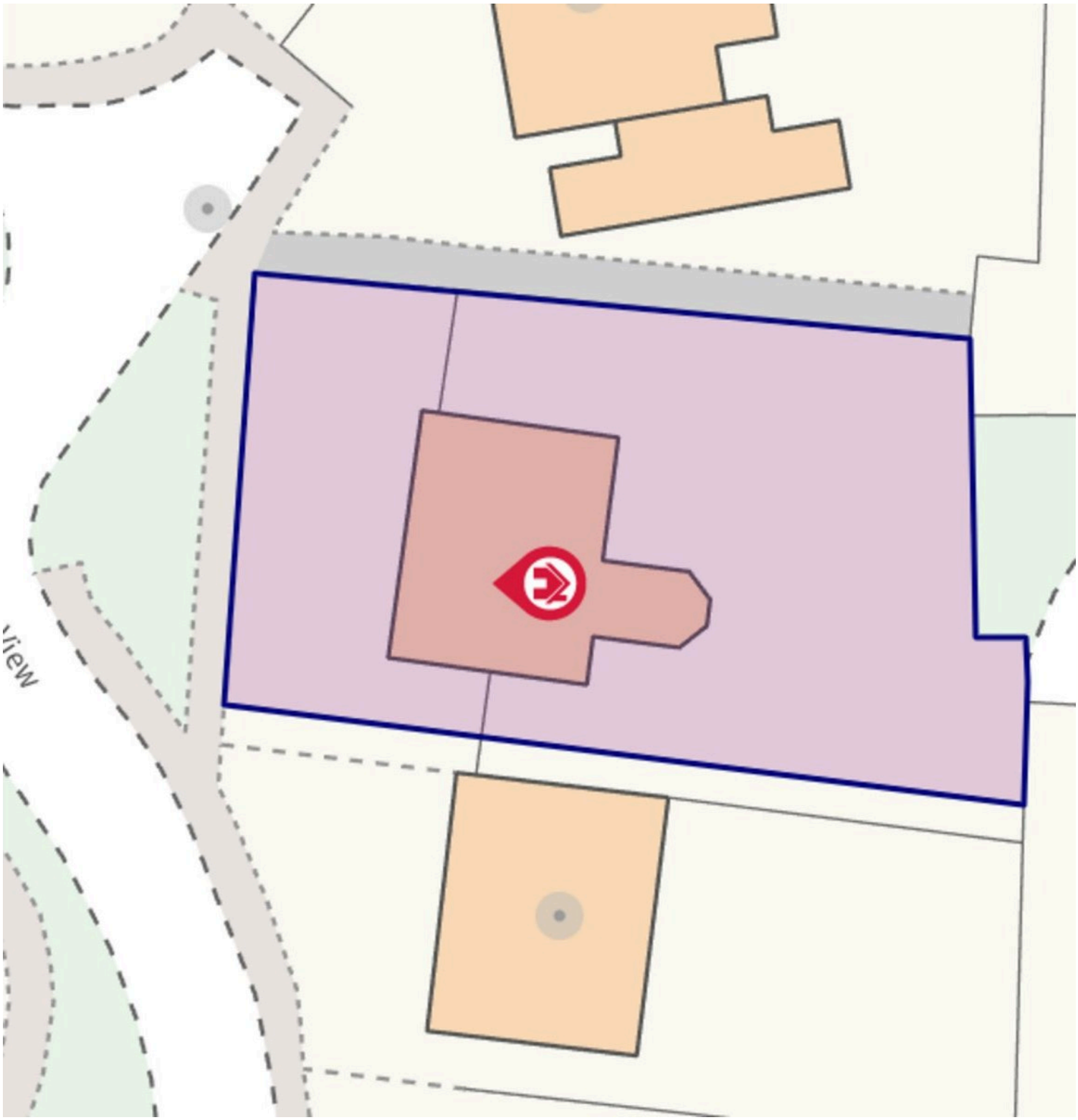
16 Park View, Leyburn DL8 5HN

Total Area: 97.5 m² ... 1050 ft²



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.

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, areas, opening and orientations are approximate and do not form any part of any agreement.



This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, areas, opening and orientations are approximate and do not form any part of any agreement.