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"For Sales In The Dales"
01969 622936

2 Crown Court, Leyburn



- Character Dales Cottage In Private Courtyard
- Fantastic Central Location
- Popular Market Town
- One Bedroom
- House Bathroom
- Large Sitting Room
- Kitchen
- Night Storage Heating
- Modernisation Required
- Fantastic Bolthole In The Dales

Offers Around £99,950



RESIDENTIAL SALES • LETTINGS • COMMERCIAL • PROPERTY CONSULTANCY
Valuations, Surveys, Planning, Commercial & Business Transfers, Acquisitions, Conveyancing,
Mortgage & Investment Advice, Inheritance Planning, Property, Antique & Household Auctions, Removals



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

2 Crown Court, Leyburn

DESCRIPTION

2 Crown Court is a stone built character cottage situated in the heart of the market town of Leyburn in Wensleydale.

The cottage is located just off the market square in a small courtyard. Leyburn is a bustling market town with a fantastic range of shops, market on a Friday, pubs, restaurants, schools, churches, sport and medical facilities and offers easy access to Richmond, Bedale and the A1.

The cottage offers character and charm and is a well located bolt hole in a popular location. It provides a double bedroom, house bathroom, large sitting room and a kitchen. The property would benefit from modernisation.

Outside there is a small area currently used as a border for shrubs and plants. This area could be used as a small seating area.

A fantastic opportunity to purchase a bolt hole in a quiet yet convenient location.

GROUND FLOOR

SITTING ROOM	15' 1" x 13' 8" (4.6m x 4.17m) Spacious character sitting room. Fitted carpet. Beamed ceiling. Mock stone fireplace and TV plinth. Open staircase. 2 night storage heaters. Window to front. Front door.
KITCHEN	7' 3" x 4' 2" (2.21m x 1.27m) Vinyl flooring. Wall and base units. Built in cupboard. Electric cooker point. Extractor hood. Single drainer stainless steel sink. Frosted window to rear.

FIRST FLOOR

LANDING	Fitted carpet. Loft access. Airing cupboard housing water tank.
BEDROOM 1	12' 1" x 7' 9" (3.68m x 2.36m) Double bedroom. Fitted carpet. Ceiling beam. Fitted wardrobe and cupboard. Fitted dressing table. Night storage heater. Window to front.
BATHROOM	Vinyl flooring. Bath with electric shower over. Wash basin. WC. Shaver point. Heated towel rail. Wall heater. Window to front.
OUTSIDE	Small area to front currently used as a border. This area could be used for a bench.

2 Crown Court, Leyburn

GENERAL

Photographs & Virtual Tours	Items in these photographs and tours may not be included in the sale.
Viewing	By appointment. We aim to accompany viewings 7 days a week.
Local Authority	Richmondshire District Council
Planning Authority	Richmondshire District Council
Council Tax Band	Band should be confirmed by the Purchaser prior to purchase.
Tenure	Freehold

AGENT NOTES

J. R. HOPPER & Co. has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice.

OFFER PROCEDURE

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

FINANCIAL ADVICE

Buying your own home can be a complicated and confusing business especially with so many different schemes being offered by the High Street Building Societies and Banks. Why not find out which mortgage is best for you by speaking to our own **Independent Financial & Mortgage Advisor?** There is no obligation or cost and we can help even if you are buying from other agents. To make an appointment, please call – 01969 622936

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

CONVEYANCING

Buying or Selling your home requires a diligent solicitor. We work with local solicitors & the UK's most recommended provider of conveyancing services. This makes the process as smooth and stress free as possible. Call, or check our website, for a free, no obligation, no move no fee quote.

MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our [Relocation Agent Network](#) of over 600 specially selected offices can provide this no obligation free service anywhere in the country. Call or email now to let us get you moving.

ALL AGENTS

Check out what other buyers and sellers have said about J.R. Hopper & Co at allagents.co.uk. Almost 100% of the 40 testimonials this year would recommend J.R. Hopper & Co. to their friends.

ON THE MARKET

To see all our properties in the Yorkshire Dales first, register at jrhopper.com and onthemarket.com

J. R. HOPPER & Co.

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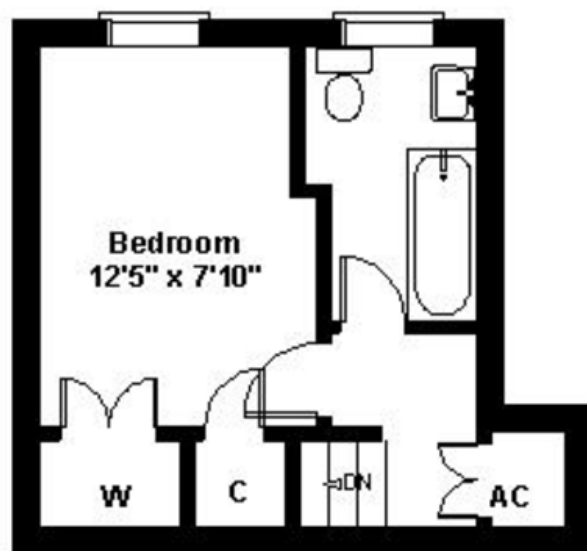
ENERGY PERFORMANCE CERTIFICATE

Property: 2 Crown Court, Leyburn, North Yorkshire, DL8 5EA

Energy Efficiency Rating Current 29 Environmental Impact Rating Current 28

2 Crown Court, Leyburn

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SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans
www.potterplans.co.uk

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