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*"For Sales In The Dales"*  
01969 622936

## 15 Rowan Court, Leyburn



- Lovely Bungalow In Quiet Cul De Sac Location
- 2 Double Bedrooms
- Bathroom
- Modern Kitchen
- Lounge
- Conservatory
- Garage & Parking
- Gas Central Heating
- Double Glazing
- South Facing Garden
- Perfect For Full Time Living Or Retirement Home

## Offers Around £215,000



**RESIDENTIAL SALES • LETTINGS • COMMERCIAL • PROPERTY CONSULTANCY**  
Valuations, Surveys, Planning, Commercial & Business Transfers, Acquisitions, Conveyancing,  
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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

# 15 Rowan Court, Leyburn

## DESCRIPTION

15 Rowan Court is situated in a highly popular residential area in the market town of Leyburn in Wensleydale and only a short distance from the centre of the market place.

Leyburn is a thriving community with shops, pubs, schools, churches, sports facilities, doctors and dentist, the town offers easy access to Richmond, Bedale, A1 and the whole of the Yorkshire Dales.

The property is a well maintained bungalow and is in good decorative order. It benefits from gas central heating and double glazing throughout. There are two double bedrooms, lounge, modern fitted kitchen and a house bathroom. There is also a conservatory with a lovely view over the garden.

Externally, to the front, is a gravelled area and a pretty lawned garden to the rear with patio and established shrubs and trees. To the side of the property there is a single garage and large Tarmac drive providing ample parking for several vehicles.

This bungalow would make an ideal first time, retirement or full time home and viewing is highly recommended to appreciate this lovely property.

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|               |                                                                                                                                                                                                                                                                                                |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ENTRANCE HALL | Solid wood flooring. Radiator. Loft access (part boarded). Cupboard. UPVC front door.                                                                                                                                                                                                          |
| BEDROOM 2     | 9' 01" x 9' 04" (2.77m x 2.84m) Front double bedroom. Fitted carpet. Radiator. Window to front.                                                                                                                                                                                                |
| LOUNGE        | 16' 04" x 10' 10" (4.98m x 3.3m) Lounge. Fitted carpet. Coved ceiling. Modern electric fire. Radiator. TV and telephone point. Window to front.                                                                                                                                                |
| BATHROOM      | 7' 02" x 5' 07" (2.18m x 1.7m) House bathroom. Vinyl floor. Part tiled walls. Radiator. Extractor fan. Bath with shower over. Wash hand basin. WC. Frosted window to side.                                                                                                                     |
| BEDROOM 1     | 14' 09" x 10' 02" (4.5m x 3.1m) Good sized rear double bedroom. Fitted carpet. Coved ceiling. Radiator. TV and telephone point. Fitted wardrobes. Window to rear through to conservatory.                                                                                                      |
| KITCHEN       | 10' 06" x 9' 09" (3.2m x 2.97m) Solid wood flooring. Part tiled walls. Good range of wall and base units. 1 1/2 bowl stainless steel sink. Integrated fridge. Integrated gas hob and electric cooker. Plumbing for automatic washing machine. Window and door to rear through to conservatory. |
| CONSERVATORY  | 16' 05" x 10' 03" (5m x 3.12m) Tiled floor. Radiator. Windows on all aspects. Velux window. Door to side.                                                                                                                                                                                      |

# 15 Rowan Court, Leyburn

## OUTSIDE

**GARAGE** 16' 10" x 8' 10" (5.13m x 2.69m) Power and light.. Up and over door.

**DRIVEWAY** Tarmac drive with ample parking for several vehicles. Outside tap.

## FRONT

**GARDEN** Gravelled area with established shrubs and trees.

## REAR

**GARDEN** South facing rear garden. Laid to lawn. Established shrubs and trees. Patio area. Gravelled path. External electrical point.

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## GENERAL

|                                        |                                                                       |
|----------------------------------------|-----------------------------------------------------------------------|
| <b>Photographs &amp; Virtual Tours</b> | Items in these photographs and tours may not be included in the sale. |
| <b>Viewing</b>                         | By appointment. We aim to accompany viewings 7 days a week.           |
| <b>Local Authority</b>                 | Richmondshire District Council (01748829100)                          |
| <b>Planning Authority</b>              | Yorkshire Dales National Park (01969 652349)                          |
| <b>Council Tax Band</b>                | C                                                                     |
| <b>Tenure</b>                          | 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](http://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](http://jrhopper.com) and [onthemarket.com](http://onthemarket.com)

## J. R. HOPPER & Co.

J.R.HOPPER & Co. is a trading name for J. R. HOPPER & Co. (Property Services) Limited, which is registered in England No 3438347. The registered office for the company is Hall House, Woodhall, Askrigg, Leyburn, North Yorkshire, DL8 3LB. Directors are L. B. Carlisle and E. J. Carlisle.

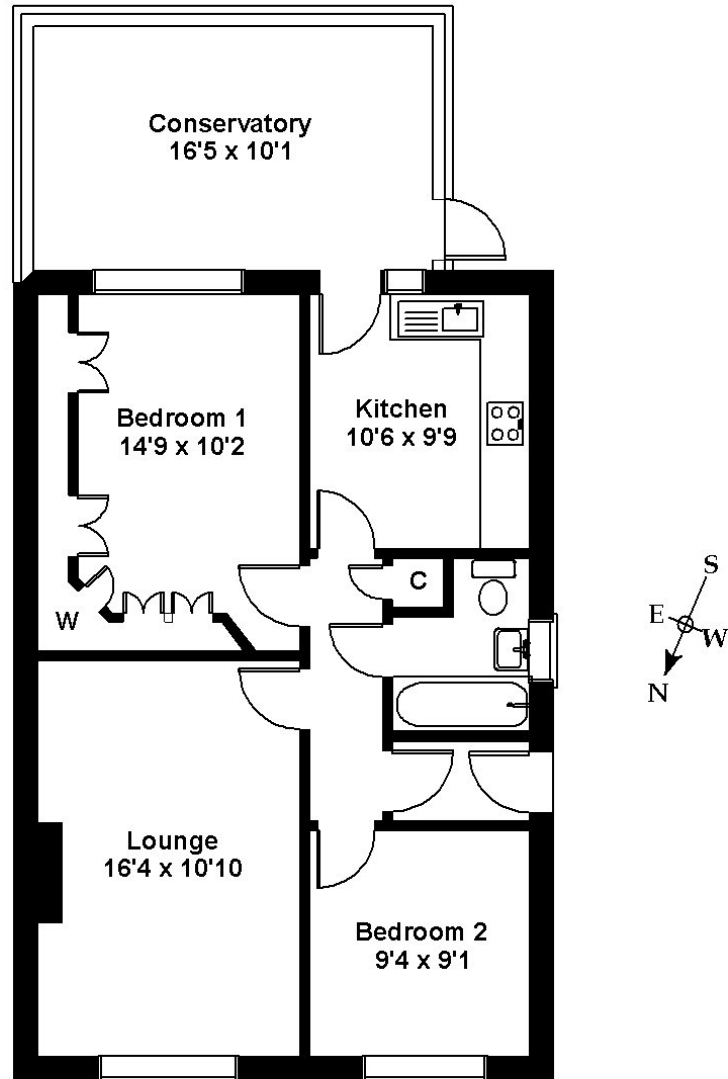
## ENERGY PERFORMANCE CERTIFICATE

**Property:** 15 Rowan Court, Leyburn, North Yorkshire, DL8 5SL

**Energy Efficiency Rating Current 74 Environmental Impact Rating Current 74**

# 15 Rowan Court, Leyburn

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### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2016

## 15 Rowan Court, Leyburn

