

Hawes 01969 667744
Leyburn 01969 622936
www.jrhopper.com

J.R. HOPPER & Co. EST. 1886

Settle 07726 596616
Kirkby Stephen 07434 788654
London 02074 098451

01969 622936

enquiries@jrhopper.com

"For Sales In The Dales"

10 Woodside, Leyburn



- Immaculate House In Convenient Location
- 2 Double Bedrooms
- Modern Kitchen Diner
- Large Light Lounge
- Modern Bathroom
- Front & Rear Gardens
- Gas Central Heating
- Upvc Windows & Doors
- Pleasant Outlook
- Safe Street Parking
- Ideal FTB Property

Offers Around £185,000



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

10 Woodside, Leyburn

DESCRIPTION

10 Woodside is a well presented house it is central, quiet and with a very pleasant outlook located in the market town of Leyburn.

Leyburn is a thriving Dales market town complete with shops, pubs and restaurants, schools, churches, sports facilities and it offers easy access to Richmond, Bedale and the A1. The property is a short walk from the market place and all the amenities to be found there.

The property is well presented throughout and offers a modern kitchen, spacious lounge, two double bedrooms and modern bathroom. Externally there are front and large rear gardens.

There is no garage or allocated parking but current and previous owners have parked in the large auction mart yard to the rear.

This is an ideal full time home and perfect for the first time buyers.

Early video viewing is advised.

GROUND FLOOR

HALL Fitted carpet. Staircase. Front door

DINING KITCHEN 15' 3" x 11' 6" (4.65m x 3.51m) Large modern dining kitchen. Vinyl flooring. Good range of wall and base units. Stainless steel sink and drainer. Plumbing for automatic washing machine. Radiator. Door to the rear. Window to the front and rear with pleasant outlook

LOUNGE 15' 3" x 10' 3" (4.65m x 3.12m) Large light lounge. Fitted carpet. Gas fire. Radiator. Windows front and rear with pleasant outlook.

FIRST FLOOR

LANDING Fitted Carpet. Window to the rear

BEDROOM 1 15' 1" x 10' 3" (4.6m x 3.12m) Large double bedroom. Fitted carpet. Windows front and rear with pleasant outlook.

BATHROOM 8' 4" x 5' 4" (2.54m x 1.63m) Modern bathroom. Tiled floor. Bath with electric shower over. WC. Hand basin. Extractor fan. Radiator. Frosted window to the rear.

BEDROOM 2 11' 9" x 9' 3" (3.58m x 2.82m) Double bedroom. Fitted carpet. Fitted wardrobe. Cupboard. Radiator. Window to the front.

10 Woodside, Leyburn

OUTSIDE

The property sits well back from the quiet street. There is a communal council maintained green to the front.

FRONT

Well stocked flower beds. Path to the front door. Path to the side

REAR

Lawned rear garden. Flower borders. Garden shed. Convenience gate to auction mart yard.

PARKING

There is safe street parking to the front of the house, current and previous owners have parked in the auction mart yard behind the property but there is no agreement or right in place for this.

10 Woodside, Leyburn

GENERAL

Photographs & Virtual Tours	Items in these photographs and tours may not be included in the sale.
Viewing – Ask for video first.	Physical viewing by appointment. We aim to accompany viewings 7 days a week.
Local Authority	Richmondshire District Council (01748 829100)
Planning Authority	Richmondshire District Council (01748 829100)
Council Tax Band	B. 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.

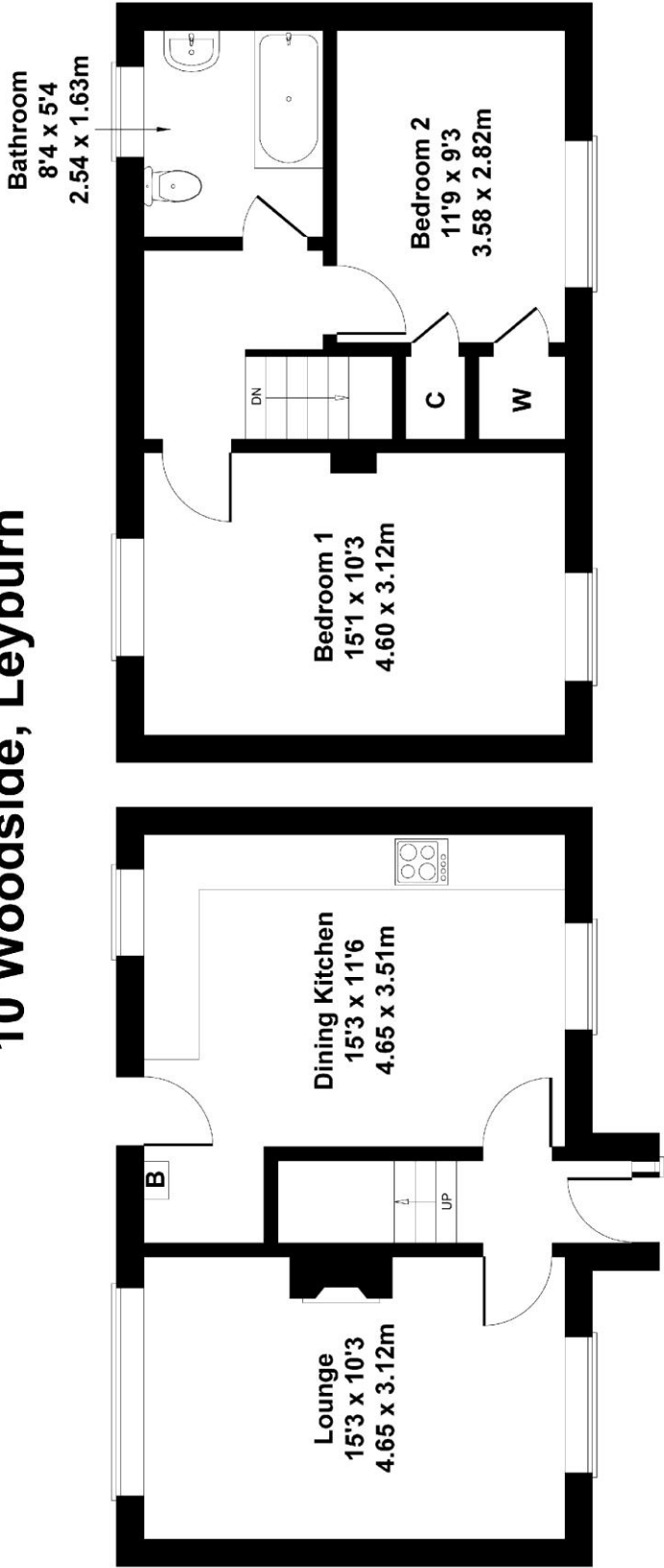
J.R.HOPPER & Co. is a trading name for J. R. HOPPER & Co. (Property Services) Limited, which is registered in England No 3438347. The registered office for the company is Hall House, Woodhall, Askrigg, Leyburn, North Yorkshire, DL8 3LB. Directors are L. B. Carlisle and E. J. Carlisle.

ENERGY PERFORMANCE CERTIFICATE

Property: 10 Woodside, Leyburn, North Yorkshire, DL8 5DS

Energy Efficiency Rating Current TBC Environmental Impact Rating Current TBC

10 Woodside, Leyburn



GROUND FLOOR

FIRST FLOOR

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. 2020

10 Woodside, Leyburn

