

## 119 DALE GROVE

Leyburn, North Yorkshire, DL8 5GA

CHARTERED SURVEYORS

VALUERS

LAND & ESTATE AGENTS

ESTATE MANAGEMENT



A modern family home on a popular development to the northern edge of leyburn.

### Accommodation includes:-

- GF: entrance hall, cloakroom/w.c., lounge & kitchen/diner
- FF: master bedroom with ensuite shower room, 1 further double bedroom, 1 single bedroom/office & family bathroom.
- Enclosed rear garden, single garage & driveway providing private parking
- Gas central heating & double glazing throughout.

GUIDE PRICE  
OFFERS IN EXCESS OF  
**£250,000**



The property comprises a linked house of modern construction that was built by Persimmon Homes around 2002. In recent years, the property has been successfully let as a private rental property and has been maintained in very good order. The accommodation provides for a comfortable three bedroom family home which benefits from gas central heating and double glazed windows and doors throughout. Also, a new pressurised water system was installed in the loft in 2022.

Outside, there is a single garage, tarmac driveway providing an off-road parking space and small lawned area to the front and to the rear there is a fully enclosed low maintenance garden with patio/seating areas, lawns, mature shrubs and trees.

### Accommodation

The accommodation is arranged over two floors and comprises:-

## GROUND FLOOR

### Entrance Hall

With cloakroom/utility cupboard with coat hooks, smoke detector, radiator, 2 pendant lights, central heating thermostat and coat hooks on wall and laminate flooring. Staircase to first floor.

### Cloakroom/W.C. (1.61 m x 0.88 m)

with W.C., wash basin with tiled splashback, radiator, towel rail, electric consumer unit on wall and same laminate flooring.

### Lounge (4.27 m x 3.84 m (max))

Freestanding electric fire in timber surround, radiator, TV and telephone points, 3 arm central light fitting, vertical blinds and fitted carpet. Bay window and single window to front.



### Kitchen/Diner (5.94 m x 3.10 m)

Kitchen area with range of wall and floor units, breakfast bar, laminate worktops, tiled splashbacks, stainless steel electric oven, Whirlpool 4 ring gas hob with extractor above, Neff integrated dishwasher, 1½ bowl sink with drainer, downlighters in ceiling, blue laminate flooring, wall mounted Gloworm Micron gas boiler in cupboard, central heating programmer and plumbing for washing machine.

Dining area with blue laminate flooring, radiator, pendant light, carbon monoxide alarm, double doors to rear garden.







Stairs leading up to the first floor landing from the entrance hall.

**Landing**

with carbon monoxide and smoke alarms, fitted carpet and loft hatch. The loft space is partially boarded out for storage and the new pressurised water system is located in the loft area.

**Bedroom 1 (3.57 m x 3.21 m)**

Double Bedroom with radiator, TV point, pendant light, fitted carpet and vertical blinds. Window to front.

**Ensuite Shower Room (2.65 m x 1.68 m (max))**

Fully tiled shower cubicle with dual head power shower, W.C., pedestal basin, tiled splashbacks, radiator, extractor fan and vinyl flooring.

**Bedroom 2 (3.12 m x 2.95 m)**

Double Bedroom with radiator, pendant light and fitted carpet.

**Bedroom 3/Office (2.90 m x 2.02 m)**

Single Bedroom with radiator, pendant light and fitted carpet.

**House Bathroom (2.62 m x 1.90 m (max))**

White bathroom suite including bath with shower over off mixer taps, pedestal basin, partly tiled walls and part wet wall finish, W.C. extractor fan, radiator, towel rail, shaver point and vinyl flooring.

**OUTSIDE**

**Garden**

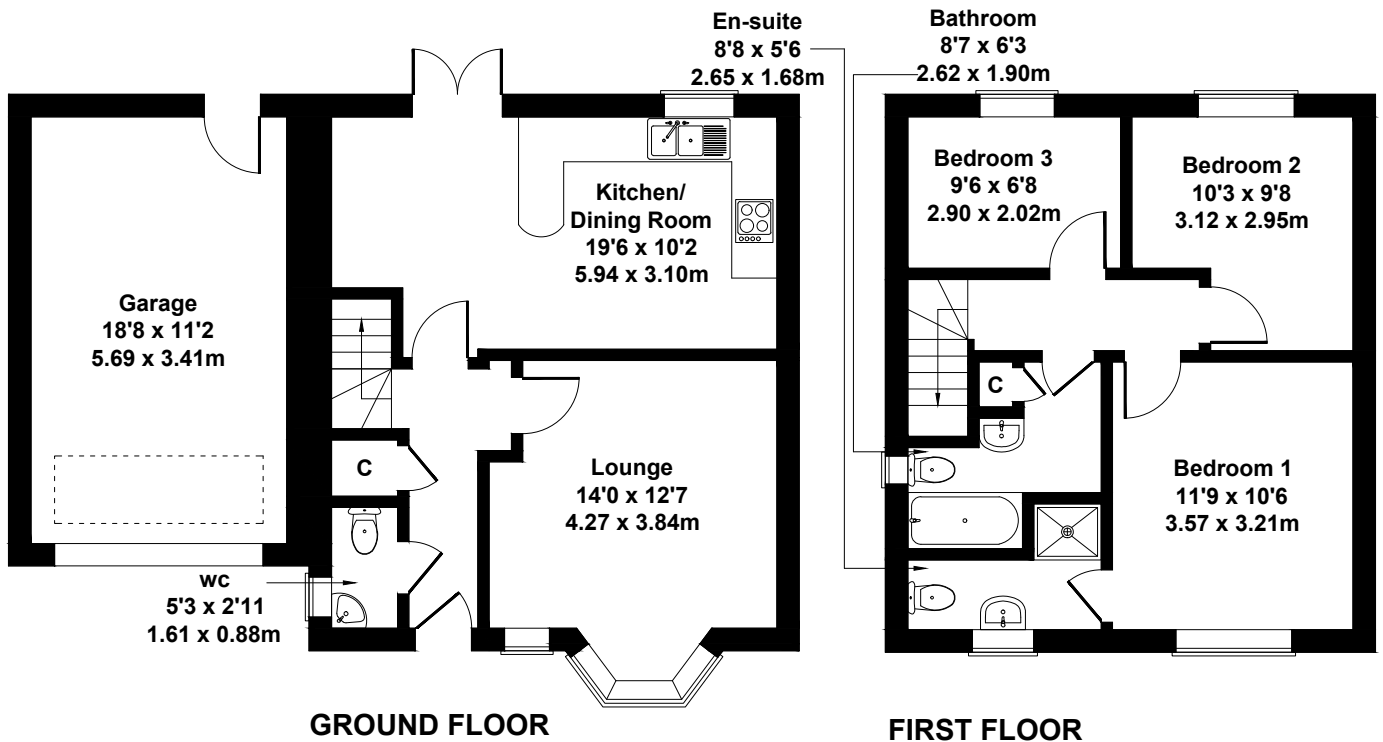
To the rear of the property there is a secure, low maintenance garden with flagged pathways leading to a circular seating area. There are areas laid to lawn together with mature trees and shrubs. The rear garden can be accessed from the dining area and there is pedestrian access through the garage. To the front of the property there is a small area of lawn and a flagged pathway leading to the front entrance.

**Garage (5.69 m x 3.41 m) and Driveway**

To the front of the property there is a tarmac driveway/ parking area and there is a single garage with up and over doors, fixed shelving, power and light which is accessed from outside.



**FLOORPLANS**





## SITUATION

119 Dale Grove is situated on an attractive development on the Northern edge of Leyburn. This family home has a pleasant position in a quieter part of the development towards the eastern end.

Leyburn is an unspoilt Market Town and has developed as the traditional centre for mid-Wensleydale and is often referred to as the Gateway to the Yorkshire Dales. The town supports an array of shops, restaurants, schools, pubs, churches and sports facilities and is well sited both for access to the A1 as well as the rural Dales.

## DIRECTIONS

From Leyburn Market Place turn right at the mini-roundabout on to the A6108 heading towards Richmond Road. After the Wensleydale School, turn right at the next mini-roundabout on to Dale Grove. Follow the road straight ahead into the main housing development and continue down to the bottom and immediately before road leads off to the most recent development you will see the property on the left hand side.

## GENERAL REMARKS & STIPULATIONS

### Services

Mains electricity, water, drainage and telephone.  
Gas central heating.

### Viewing

Strictly by prior appointment through Sole Agents, John G. Hills & Partners (01969 623109).

### Tenure

The property is offered for sale freehold with vacant possession upon completion.

### Method of Sale

The property is offered for sale by private treaty; however the Agents reserve the right to conclude negotiations by any other means at their discretion.

### Offers

All offers must be in writing. We will not report any verbal offer unless it is confirmed in writing. Please confirm whether your offer is a cash offer or subject to a mortgage or property sale.

### Fixtures and Fittings

All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.

### Money Laundering Regulations

Prospective purchasers should be aware that in the event that they are successful, they will be required to provide us with documents in relation to the Money Laundering Regulations, one being photographic ID (Passport or Driving Licence) and the second being a recent utility bill confirming your address.

### Covenants, Easements and Rights of Way

The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

### Council Tax

The property falls into Band D for the purpose of Council Tax and is payable to Richmondshire District Council, telephone 01748 829100.

### Energy Rating

EER: C:74. A copy of the full Energy Performance Certificate is available upon request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C	74   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# John G Hills

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## IMPORTANT NOTICE

John G. Hills for themselves and for the Vendors of this property, whose agents they are, give notice that:-

- The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
- All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- No person in the employment of John G. Hills has any authority to make or give any representations or warranty whatsoever in relation to this property on behalf of John G. Hills, nor enter into any contract on behalf of the Vendor.
- No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

### Measurements and other information

All measurements are approximate.

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

