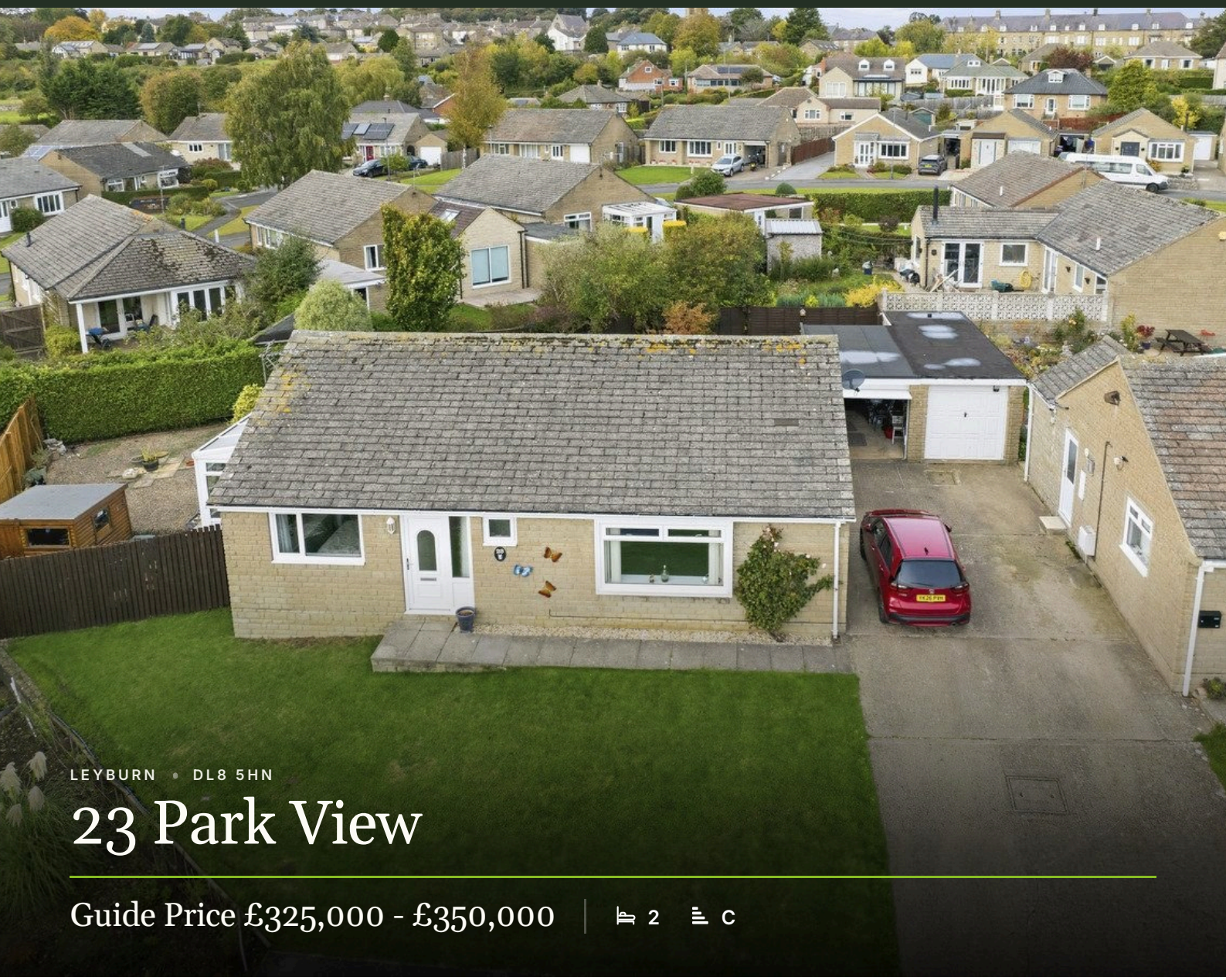
J.R. HOPPER & Co. Est. 1886



LEYBURN • DL8 5HN

23 Park View

Guide Price £325,000 - £350,000 | 2 | C

AT A GLANCE

- Beautifully Presented Detached Bungalow
- Sought-After Location
- Two Double Bedrooms
- Spacious South-Facing Lounge
- Modern Open-Plan Kitchen Diner
- Contemporary Shower Room & Separate WC
- Sun Trap Garden Room with Lovely Views
- Mains Gas Central Heating & Double Glazing
- Ample Off-Road Parking & Garage
- Landscaped Gardens With Views Towards Penhill

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Central Chambers, Market Place, Leyburn, DL8 5BD · enquiries@jrhopper.com · www.jrhopper.com

THE PROPERTY

Beautifully Presented Detached Bungalow

23 Park View is a beautifully presented detached bungalow, occupying a pleasant position within a quiet and sought-after cul-de-sac, conveniently located close to the centre of the popular market town of Leyburn.

This attractive two-bedroom bungalow offers well-maintained accommodation throughout, featuring a modern kitchen diner, contemporary shower room and beautifully landscaped gardens enjoying wonderful views towards Penhill.

The property has a light and airy feel, with a spacious south-facing lounge providing an inviting living space, filled with natural light. The open-plan kitchen and dining area offers a sociable layout, fitted with modern kitchen units and providing an excellent space for everyday living and entertaining.

There are two well-proportioned double bedrooms, a modern shower room and a separate WC, offering comfortable and practical single-storey living.

Externally, the property continues to impress with attractive gardens to both the front and rear. The front garden is laid to lawn, creating a welcoming approach, while the beautifully landscaped rear garden has been thoughtfully arranged to include areas of lawn and patio. These provide a choice of spaces for relaxing outdoors, enjoying the sunshine and taking in the wonderful views towards Penhill.

A particular highlight is the garden room, offering a lovely additional space to sit back, relax and enjoy the garden and surrounding outlook. There is also a useful shed, presented in excellent order, while a discreetly positioned area behind the garage provides convenient storage for wheelie bins, keeping them neatly out of sight.

A driveway offers ample off-road parking, complemented by a garage with power and lighting, providing secure parking or useful additional storage.

Further benefits include mains gas central heating and double glazing.

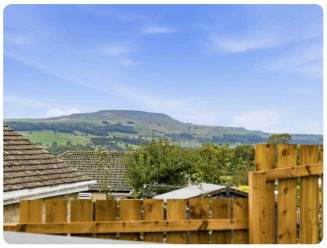
Ideally situated within easy reach of Leyburn town centre, the property is well placed for the town's excellent range of independent shops, cafés, restaurants and everyday amenities, as well as the beautiful surrounding countryside of the Yorkshire Dales.

Combining a peaceful cul-de-sac setting, well-presented accommodation, attractive landscaped gardens and lovely views towards Penhill, 23 Park View presents an excellent opportunity for those seeking a comfortable and well-appointed detached bungalow in a popular location.

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

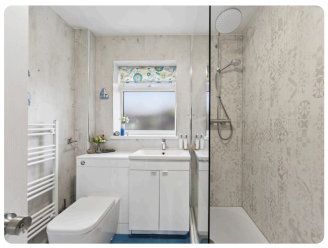
















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GALLERY











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Sought-After Location

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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

Bright and airy entrance hallway with fitted carpeting, a coved ceiling, wall-mounted radiator and two built-in storage cupboards. Loft hatch with a drop-down ladder providing access to a partially boarded attic space.

Separate WC

Modern suite. Vinyl flooring. Washbasin in vanity unit. Built in storage cupboard. WC. Heated towel rail. Frosted window to front.

Lounge

Spacious South facing lounge. Fitted carpet. Coved ceiling. Wall mounted Radiator. Window to the side and large window to the front with lovely views.

Kitchen Diner

A generous open-plan kitchen dining room, with central kitchen peninsula separating the kitchen from the dining area. Newly laid vinyl flooring. Coved ceiling. The modern kitchen is fitted with a range of units, integrated microwave, electric oven and induction hob, and stainless steel sink and drainer. Plumbing for washing machine. Wall-mounted electric heater and radiator. Window to the rear, door to side of the property and sliding patio doors opening onto the rear garden.

Bedroom 1

South facing double bedroom. Fitted carpet. Coved ceiling. Wall mounted radiator. Fitted furniture and wardrobes. Window to front with lovely views.

Bathroom

Modern suite. Vinyl flooring. Washbasin and vanity unit. WC. Walk in shower with rainfall and detachable shower head. Heated towel rail. Frosted window to the rear.

Bedroom 2

Double bedroom. Fitted carpet. Coved ceiling. Wall mounted radiator. Window to rear.

02 OUTSIDE

Front Garden

Path to front door. Garden mainly laid to lawn. Lovely views to Penhill.

Rear Garden

Mainly laid to lawn with flower borders and mature shrubs. Suntrap patio areas, with fantastic views to Penhill. Bin store area to the rear of the garage. Access to the side.

Garden Room

Accessed from rear garden. Sunroom with power. Tiled flooring. Lovely light filled summer room with beautiful views across the Dales.

Shed

Excellent shed providing good storage.

Garage

Garage with power and light. Up and over door. Great storage area. Window to rear.

Parking

Driveway parking for 3 cars to side of property.

03 AGENTS NOTES

Services

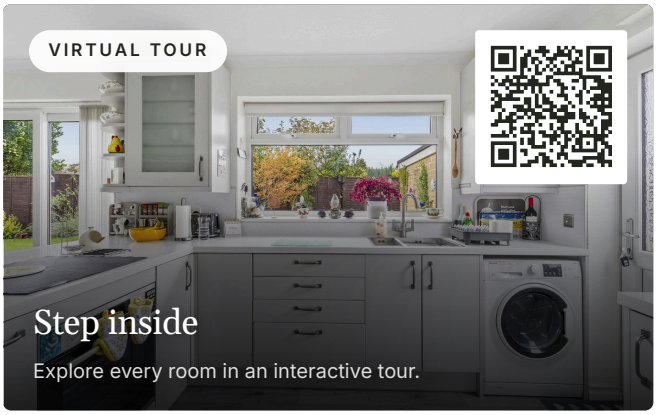
Mains gas, electric, water and drainage. Flood risk noted as very low. Broadband Speed: 50/ 47 Mbps.

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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 - 7th June 2020

PDF · 0.11 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 23 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

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23 Park View, Leyburn DL8 5HN

Total Area: 77.2 m² ... 831 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.