J.R. HOPPER & Co. Est. 1886



HARMBY • DL8 5PN

22 Hargill

Guide Price £260,000 - £290,000 | 3 | E

AT A GLANCE

- Detached 3 Bed Bungalow
- Modernisation Required
- Light Living Room
- Good Sized Kitchen
- Family Bathroom
- Garden Room with Views
- Utility Area & Separate WC
- Large Garage & Parking
- Wraparound Gardens
- Desirable Harmby Village Location

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

THE PROPERTY

Detached 3 Bed Bungalow

2 Hargill is a spacious detached bungalow, situated in the sought-after village of Harmby.

Harmby is a popular and peaceful Dales village with a strong community spirit, conveniently situated just a mile from Leyburn, with the neighbouring village of Spennithorne also close by. Both villages offer a range of community and recreational facilities, while Leyburn provides an excellent selection of independent shops, cafés, pubs, restaurants, professional and medical services. Surrounded by beautiful countryside, the area offers superb opportunities for walking and exploring the Yorkshire Dales, with the market towns of Richmond and Bedale also within easy reach.

The accommodation offers a good-sized living room, a well-proportioned kitchen, three bedrooms and a family bathroom. A useful garden room provides additional living or dining space and enjoys views over the garden. There is also a large attached garage, incorporating a built-in utility area and separate WC, providing excellent practical space for storage, laundry and household requirements. The property benefits from efficient oil-fired central heating.

Externally, the property benefits from attractive wraparound gardens which are a particular feature of the home. The gardens are well established, with a good selection of mature shrubs, raised beds and lawned areas, creating a pleasant and private outdoor space. The elevated position provides lovely views across the surrounding countryside and towards the hills beyond. A private driveway provides off-road parking for two vehicles and leads to the garage.

The bungalow is now in need of updating and modernisation, but offers a particularly good opportunity for a purchaser looking to improve and personalise a property to their own taste and requirements. While the accommodation is well proportioned and perfectly usable in its current form, the kitchen, bathroom, windows and general décor would benefit from modernisation, allowing the new owner to introduce a more contemporary style and potentially improve the layout and finish where desired. The underlying space, gardens, views and location provide an excellent foundation for creating a very comfortable and appealing home.

22 Hargill therefore represents an excellent opportunity to acquire a spacious detached bungalow in a highly desirable village location, with well-proportioned accommodation, efficient oil central heating, attractive wraparound gardens, lovely countryside views and considerable potential for modernisation and improvement.

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Modernisation Required

J.R. Hopper & Co. is a trading name for J.R. Hopper & Co. (Property Services) Limited Registered: England No. 3438347.
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GALLERY

Every room, inside and out

















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GALLERY






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Light Living Room

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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.

Entrance Hall & Landing

Spacious entrance hallway. Fitted carpet. 2 Built in storage cupboards. Wall mounted radiator. Loft access, to boarded loft.

Living Room

Generous living room. Fitted carpet. Wall mounted radiator. Fireplace, with free standing fire. Window to front.

Kitchen

Generous room with a good range of units. Radiator. Fitted carpet. Stainless steel sink and drainer. Built in cupboard housing hot water cylinder. Wall mounted radiator. Window to rear garden.

Rear Hallway

Fitted carpet. Built in storage cupboards. Door to garden room

Garden Room

Garden room with TV and electrical point. Windows on 2 aspects. Door to rear garden.

Bathroom

Fitted carpet. Partially tiled walls. Radiator. Bath with shower over. WC. Washbasin. Frosted window to rear.

Bedroom 1

Spacious double bedroom. Fitted carpet. Wall mounted radiator. Window to front.

Bedroom 2

Good rear double bedroom. Fitted carpet. Wall mounted radiator. Window to rear.

Bedroom 3

Double bedroom. Fitted carpet. Wall mounted radiator. Window to front

01 OUTSIDE

Front Garden

Suntrap garden mainly laid to lawn. Garden path. Well established plants and shrubs. Views to hills.

Garage

Large garage, with up and over door. Power and Light. Great workshop area. Oil fired boiler. Consumer unit. Utility area to rear - Excellent laundry room, plumbing for washing machine and space for tumble dryer. Separate WC.

Drive

Gravelled drive, space to park 2 cars.

Side

Garden path. Steps up to raised patio and flowerbeds. Well established plants and shrubs. Lovely views to the hills.

Rear Garden

Low maintenence rear garden. Well established shrubs. Garden path and patio area.

02 AGENTS NOTES

Property Information

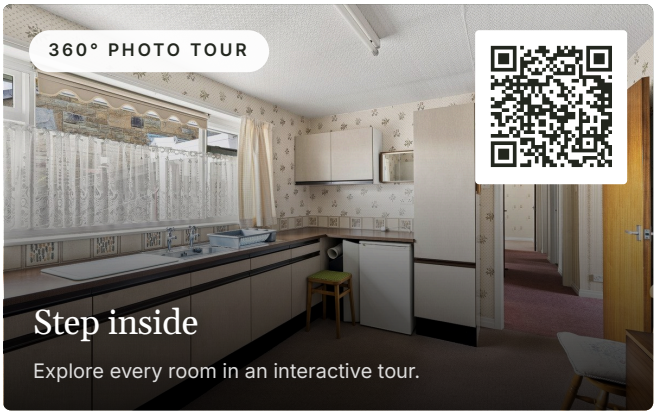
Tenure: Freehold Construction: Timber Framed Council Tax: Band D – £2,544 per year Conservation Area: No Flood Risk: Very Low Plot Size: Not stated Mobile: EE, Vodafone, Three & O2 Broadband: Basic 11 Mbps | Superfast 54 Mbps | Ultrafast 1,000 Mbps

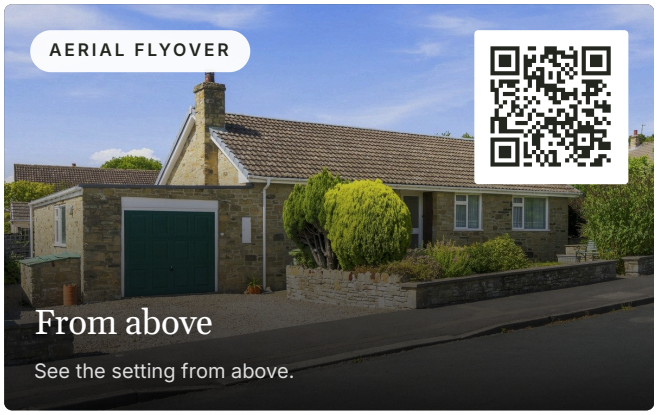
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ONLINE ONLY

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 - 13th August 2026

PDF · 0.13 MB

REQUEST THE VIDEO VIEWING

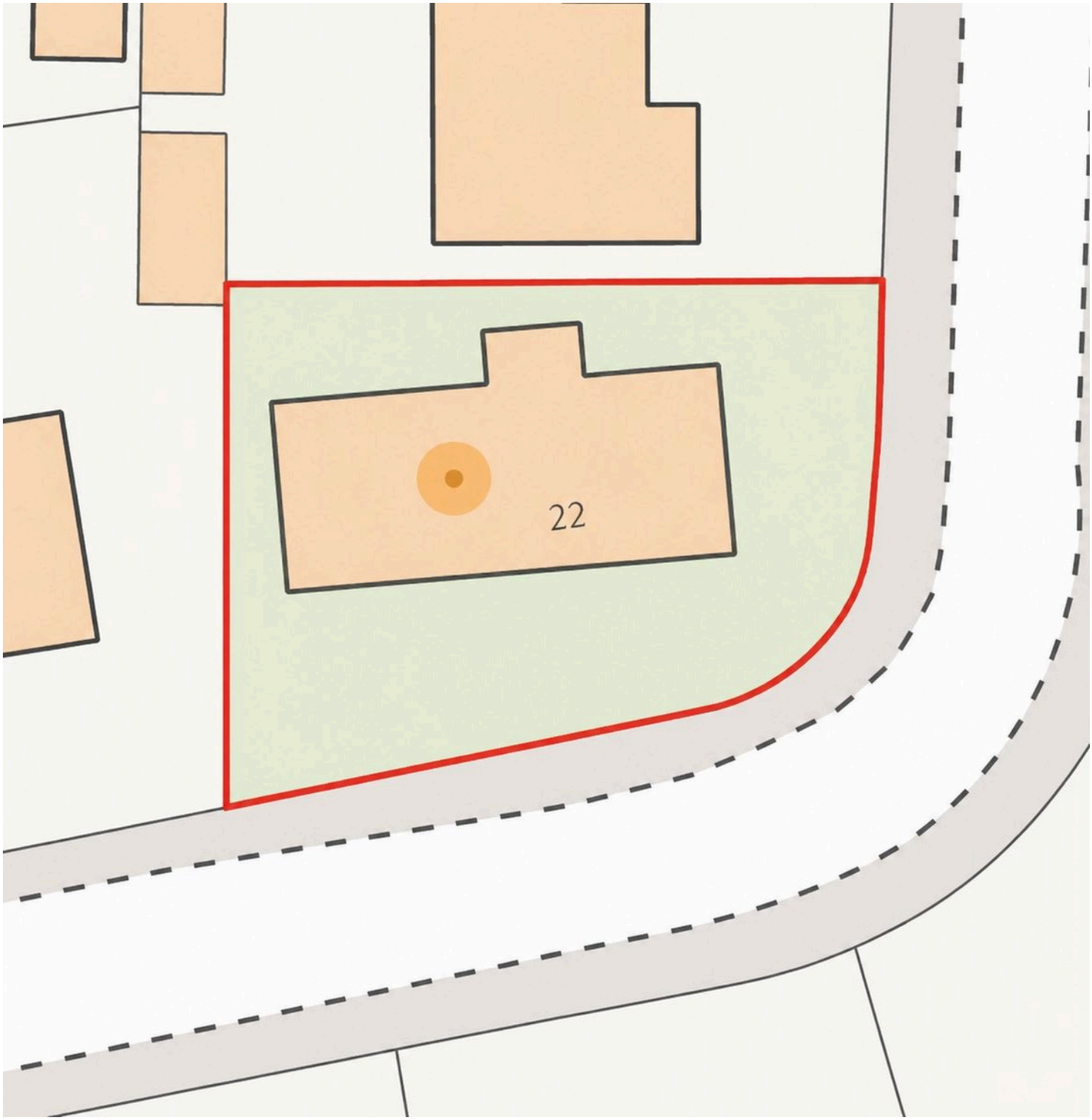
Interest piqued? Here's what's next.

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 22 Hargill 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

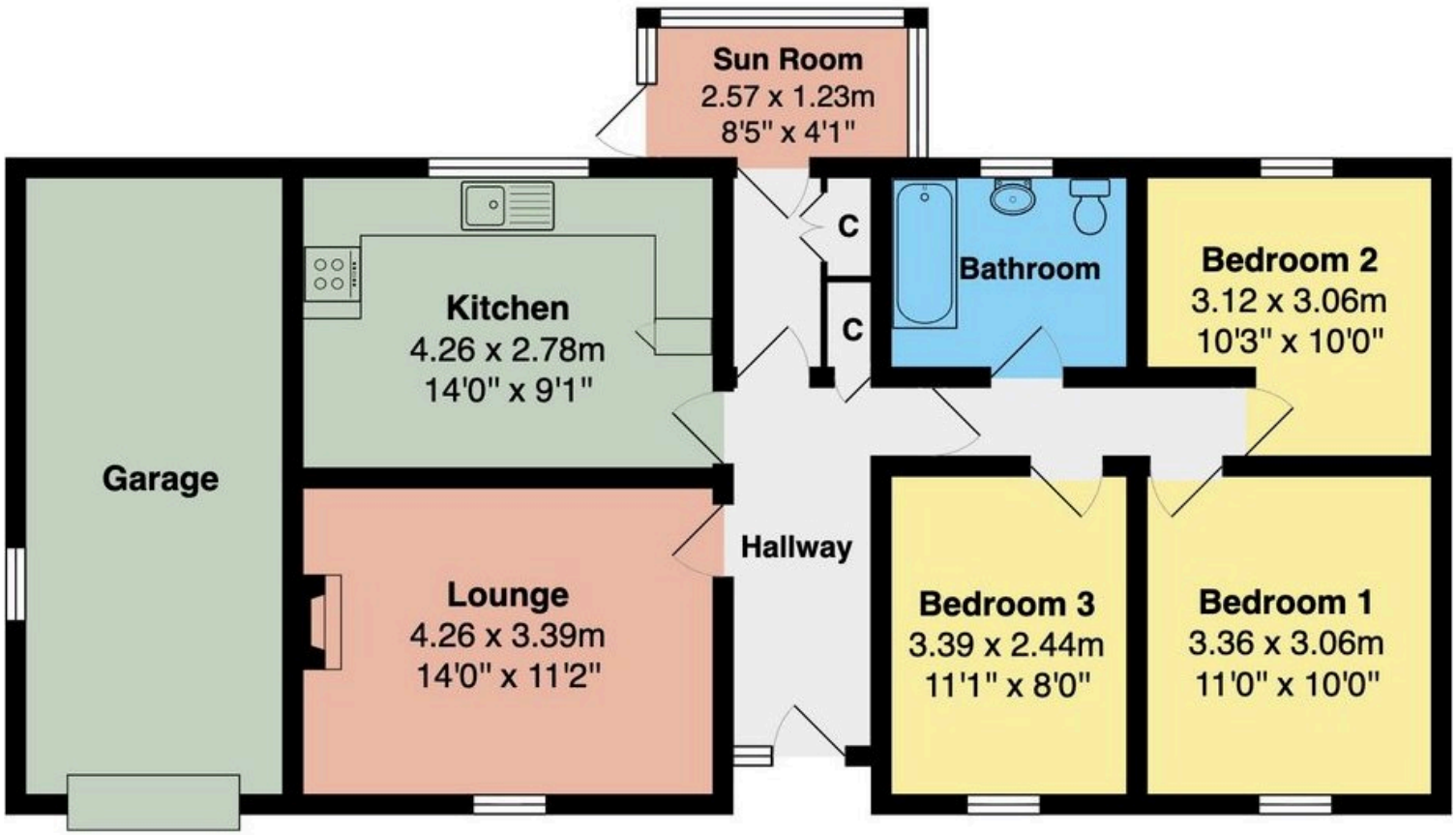
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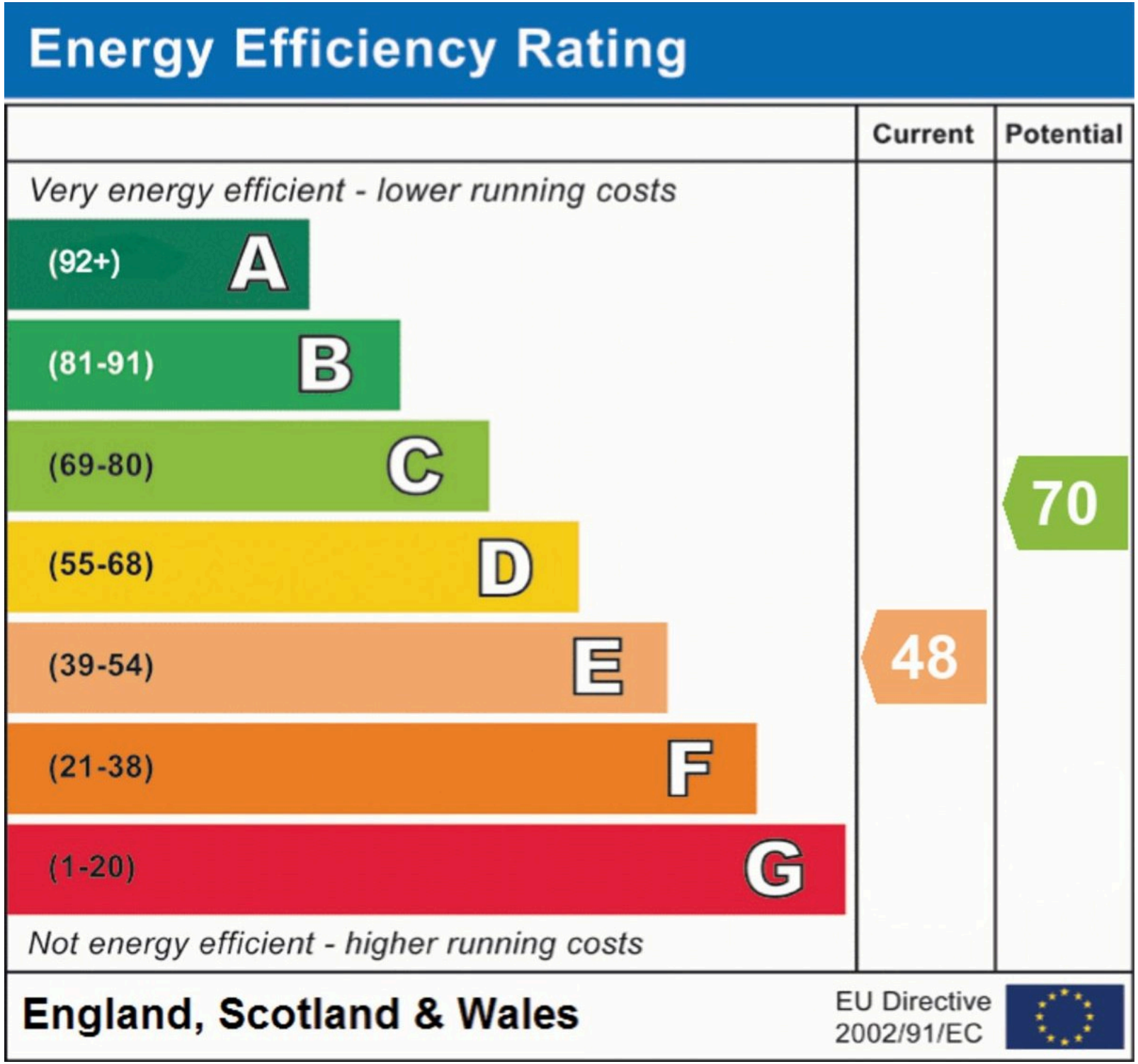
22 Hargill, Harmby, DL8 5PN

Total Area: 81.3 m² ... 875 ft²



Floor plan produced for J.R. Hopper & Co by Abide Studios.
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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.

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