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"For Sales In The Dales"
01969 622936

Garrigill, Woodburn Drive,



- Detached Dormer Bungalow, An Excellent Family Home
- Exclusive Cul-De-Sac Location
- Flexible Accommodation
- 4 Bedrooms
- House Bathroom & Ensuite Shower Room
- Living Room & Dining Room
- Large Kitchen Diner
- Gas Central Heating & Double Glazing
- Garage/ Workshop & Parking
- Gardens To Front And Rear
- Excellent Decorative Order
- An Excellent Property With Far Reaching Views To The Dales
- In Close Proximity To Schools
- No Forward Chain

Offers Around £275,000



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Garrigill, Woodburn Drive,

DESCRIPTION

Garrigill is a spacious, south facing detached dormer bungalow with fantastic views situated on a private road, the popular Woodburn Drive, Leyburn. A short walk to all local amenities and the schools.

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

The current owner has extended the bungalow, making the accommodation very flexible, to suit a wide range of requirements. On the ground floor, you are welcomed by a spacious entrance hall, south facing living room and dining room, large kitchen diner, good sized master bedroom, a further double room and a bathroom.

On the first floor there are 2 rooms, which could either be bedrooms, as there is an ensuite, an excellent space for teenagers or perfect for working from home. The property also benefits from double glazing and a new gas central heating boiler.

Externally the property has a large quality built garage/ workshop (approx. 10 years old) and driveway which can accommodate several cars. There is a low maintenance front garden with flower beds and a good sized private lawned garden to rear with flower beds overlooking open fields.

Garrigill is an excellent family home in a popular location. Viewing highly recommended.

GROUND FLOOR

ENTRANCE

HALL

Lovely welcoming, light hallway. Fitted carpet. Radiator. Staircase. Front door with 2 windows.

LIVING ROOM

14' 10" x 12' 0" (4.52m x 3.66m) excl bay window.
South facing light room. Fitted carpet. Radiator. Coved ceiling. TV point. Fireplace housing multi fuel stove. Bay window to front with far reaching view to Middleham. Window to side.

DINING ROOM/

FURTHER

BEDROOM

14' 10" x 12' 0" (4.52m x 3.66m) excl bay window
Good sized light room. Fitted carpet. Radiator. Coved ceiling. Bay window to front with view to Coverdale.

KITCHEN DINER

21' 8" x 10' 3" (6.6m x 3.12m) Lovely large room. Vinyl flooring. Excellent range of wall and base units. Integrated gas hob with extractor hood, electric double oven and dishwasher. 1 1/2 bowl stainless steel sink. 2 radiators. Space for fridge freezer. Space for dining table. Newly fitted gas central heating boiler. Side door. Double

Garrigill, Woodburn Drive,

doors leading to rear garden. Window to side.

BEDROOM 1 21' 8" x 9' 8" (6.6m x 2.95m) Large double bedroom. Fitted carpet. 2 radiators. Telephone point. Window to rear.

BATHROOM 8' 4" x 6' 6" (2.54m x 1.98m) Vinyl flooring. White suite comprising WC, wash hand basin and bath with hand shower. Extractor fan. Radiator. Cupboard with shelving and heater, housing washing machine.

BEDROOM 2 14' 3" x 9' 11" (4.34m x 3.02m) max Double bedroom. Fitted carpet. Radiator. Window to rear overlooking garden and open fields.

FIRST FLOOR **Perfect for teenagers**

BEDROOM 3 18' 1" x 12' 1" (5.51m x 3.68m) Flexible layout. Fitted carpet. 2 velux. 2 small doors to eaves storage - excellent space.

BEDROOM 4 10' 7" x 9' 1" (3.23m x 2.77m) Flexible layout. Fitted carpet. Radiator. 2 velux. Door to eaves storage with lighting - excellent space.

ENSUITE 6' 10" x 6' 5" (2.08m x 1.96m) Vinyl flooring. White suite comprising WC, wash hand basin and shower cubicle. Extractor fan. Heated towel rail. Velux. Door leading to excellent storage in the eaves with light.

OUTSIDE

FRONT South facing front garden with flower beds.

PARKING Tarmac drive with parking for 2 cars.

**GARAGE/
WORKSHOP** 21' 4" x 9' 10" (6.5m x 3m) Well built garage - 10 years old. Double timer doors. Power and lighting. Personnel double glazed door. Double glazed window to rear.

REAR Paved areas leading to lawned garden with views onto open fields. Flower beds with shrubs and trees. Vegetable plots and fruit trees.

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GENERAL

Photographs	Items in these photographs may not be included in the sale of the property.
Viewing	By appointment through the selling agents.
Local Authority	Richmondshire District Council 01748 829100
Council Tax	Council tax band should be confirmed by the Purchaser prior to purchasing the property
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

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.

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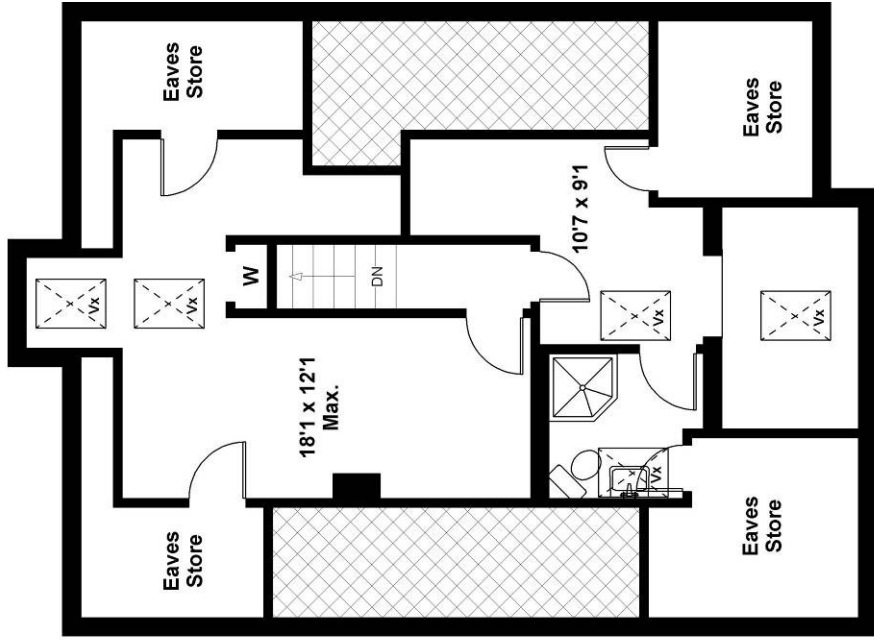
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ENERGY PERFORMANCE CERTIFICATE

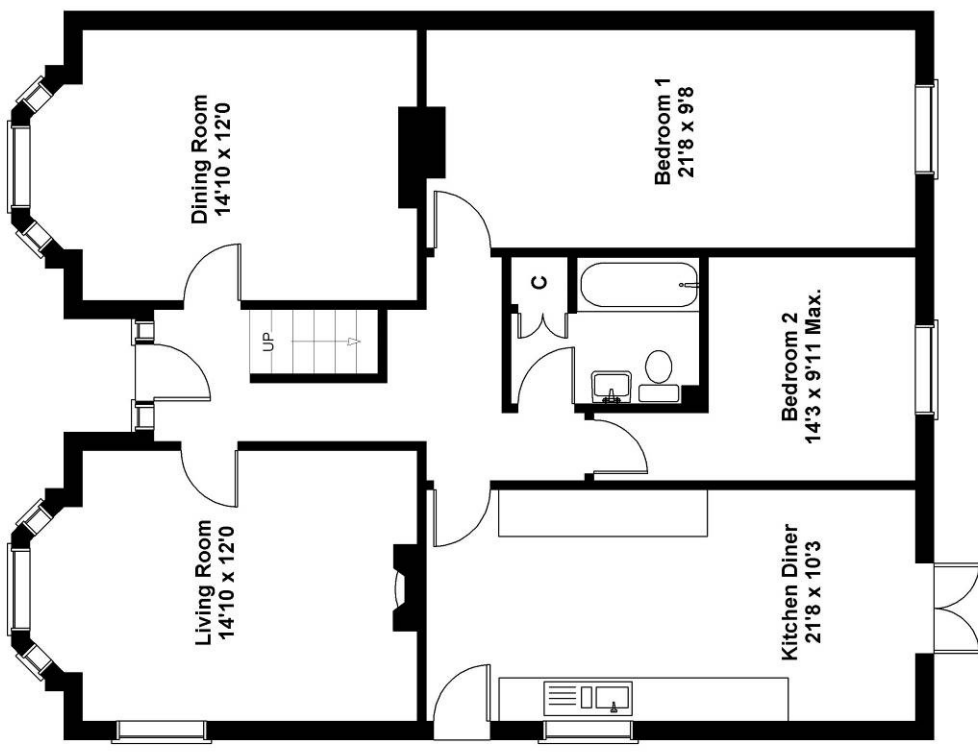
Property: Garrigill, Woodburn Drive, Leyburn, North Yorkshire, DL8 5HU

Energy Efficiency Rating Current 63 Environmental Impact Rating Current 61

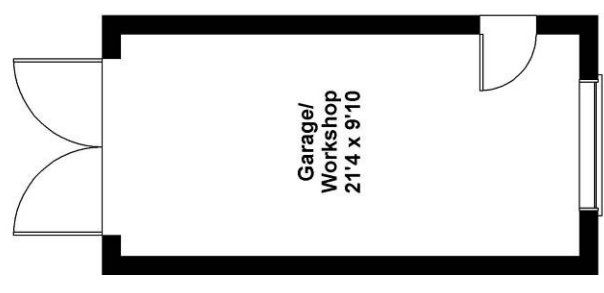
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FIRST FLOOR



GROUND FLOOR



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
 The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans
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