



53 DALE GROVE  
Leyburn



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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# 53 DALE GROVE

Leyburn, North Yorkshire, DL8 5JG

A stone built, three bedroom home situated in a popular location, on the edge of the market town of Leyburn.

## ACCOMMODATION

The accommodation includes a good-sized sitting room, dining kitchen with wood effect units and a ground floor WC.

To the first floor there are three bedrooms, two of which are doubles, along with a family bathroom. The property is neutrally decorated but would benefit from some cosmetic improvements in areas.

There is an enclosed low maintenance garden, parking and a garage. The property is within walking distance of an array of amenities making this an ideal property for a family, first time buyers or downsizers.



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## Situation and Amenities

The popular market town of Leyburn sits on the edge of the Yorkshire Dales National Park, with an abundance of recreational activities and walks on the doorstep. There is a wide variety of both independent and national shops, as well as a Co-Operative supermarket, various pubs and eateries and the infamous Tennants Sale Room.

There is an active community with several sports clubs, as well as primary and secondary schools and a weekly Farmers' Market.

Leyburn is well located with good access to the A1 (M) approximately 25 minutes' drive away and a mainline railway station at Northallerton for commuting across the region.





### Accommodation

The entrance hallway provides access to the living accommodation and ground floor w.c, with stairs leading up to the first floor.

The sitting room is generously-sized with a window to the front. There is a door leading through to the dining kitchen, which is fitted with wood-effect units, built-in washing machine and dishwasher and has ample space for a dining table and free-standing white goods. There is a useful under-stairs storage cupboard, a combi boiler fitted a year ago and patio doors opening out to the garden.

To the first floor, there are three bedrooms, two of which are good-sized doubles, along with a neutral family bathroom with hand wash basin, w.c and bath with shower above.



### Externally

To the front of the property, there is an area of low-maintenance gravel whilst the enclosed rear garden includes a lawn, flower beds and a patio seating area. There are steps up to a rear, privately-owned pathway which leads to the parking space and single garage with electric roller door.

### Services

Gas central heating, mains water and drainage.

### Viewings

Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

### Tenure

The property is believed to be offered freehold with vacant possession on completion.

### Local Authority

North Yorkshire Council. Council tax band C.

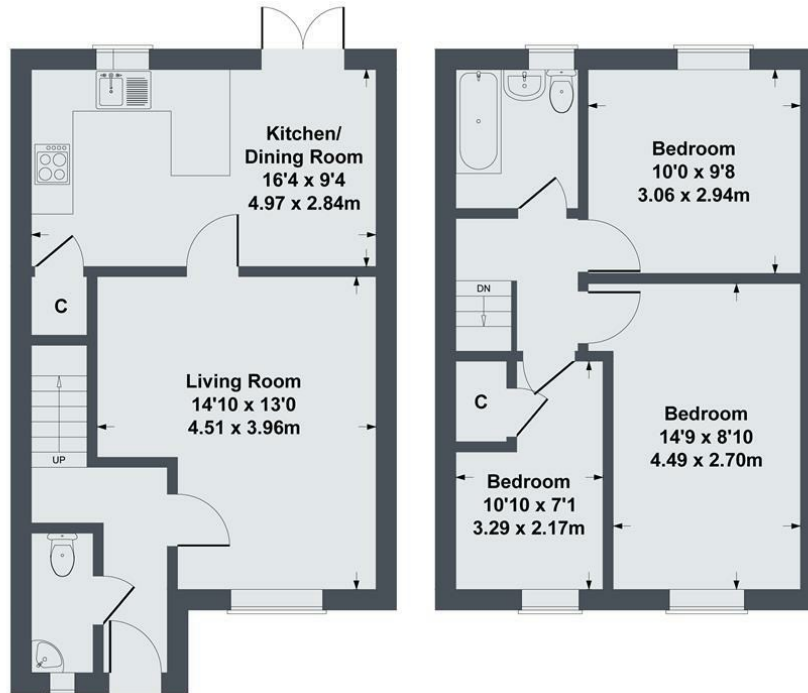
### Particulars and Photographs

Particulars prepared and photographs taken May 2024.



# 53 Dale Grove, Leyburn, DL8 5JG info

Approximate Gross Internal Area  
829 sq ft - 77 sq m



**GROUND FLOOR**

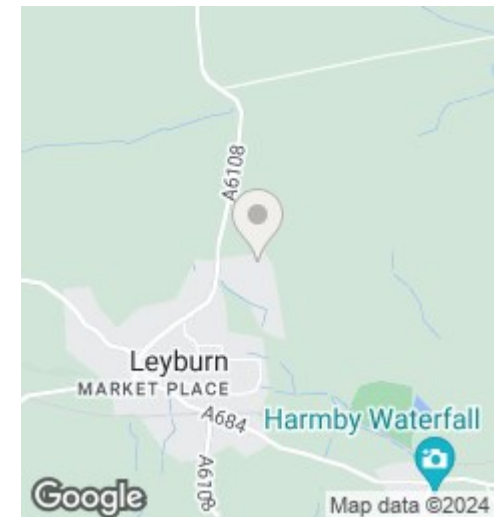
**FIRST FLOOR**

## 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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>79</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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