



32 DALE GROVE  
Leyburn



**GSC GRAYS**

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# 32 DALE GROVE

Leyburn, North Yorkshire, DL8 5JG

An immaculately presented, link-detached property in a sought-after area.

## ACCOMMODATION

The property has been updated and improved over the years to offer immaculate and contemporary accommodation which is neutrally decorated and ready to move into, with a huge amount to offer for a wide variety of purchasers.

The accommodation has a lovely flow and features a modern kitchen/diner with silk finish units and Silestone worktops. Patio doors lead out to a well-maintained garden with a substantial patio, perfect for al fresco entertaining. There are three bedrooms, two of which are doubles, and two modern bathroom suites including an en suite shower room.

The property is within walking distance of the town of Leyburn, with an abundance of countryside walks on the doorstep.



5&6 Bailey Court Colburn Business Park, Richmond, North Yorkshire, DL9 4QL

01748 829217

[agency@gscgrays.co.uk](mailto:agency@gscgrays.co.uk)

[GSCGRAYS.CO.UK](http://GSCGRAYS.CO.UK)

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## Situation and Amenities

Tucked away in a quiet cul-de-sac off Dale Grove, the property is within walking distance of the wide range of amenities available in the popular market town of Leyburn, on the edge of the Yorkshire Dales National Park.

There is a good variety of independent shops, as well as a Co-operative supermarket, various pubs and eateries.

There is an active community with several sports and social clubs, as well as a primary and secondary school.





### Accommodation

The front door leads into an entrance hall with a staircase to the first floor and access to the sitting room, dining kitchen and ground floor w.c.

The modern dining kitchen features handleless units with integrated Neff appliances including a double oven, combi washer/dryer, slimline dishwasher and fridge freezer. A large island peninsula has an induction hob and offers a good amount of storage. There is ample space for a dining table and patio doors leading out to the rear.

Bi-fold oak and glass doors separate the dining kitchen from the formal sitting room, allowing for plenty of natural light. The sitting room has a feature fireplace and a window to the front.



To the first floor, there are three bedrooms, two of which are doubles, with an en suite shower room and fitted wardrobes to the principal bedroom. The en suite is fully tiled with contemporary porcelain tiles and has a step-in shower, vanity basin and wall-hung w.c. The third bedroom is a good-sized single, currently used as a study.

The house bathroom also features porcelain tiles, a panelled bath with integrated shower area and w.c. A wall-hung vanity basin and illuminated mirror cabinet provide plenty of practical storage.

### Externally

The property is approached by a shared, private drive from Dale Grove, leading to the garage and parking area.

There is a low-maintenance garden to the front, whilst to the rear, there is an enclosed fenced garden which is mainly laid to lawn with well-stocked flower beds and borders and a substantial stone-paved patio, perfect for entertaining.

### Viewings

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

### Services & Other Information

Gas-fired central heating. Mains gas, electricity, water and drainage.

New windows, a composite front door and a garage back door were fitted in 2021.

### Tenure

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

### Local Authority

North Yorkshire Council. Council tax band D.

### Particulars and Photographs

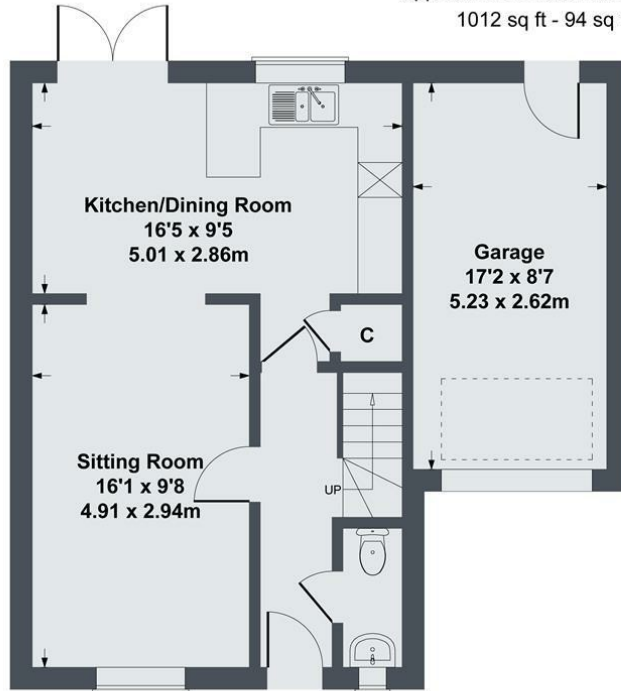
Particulars prepared and photographs taken December 2024.

### Agents Note

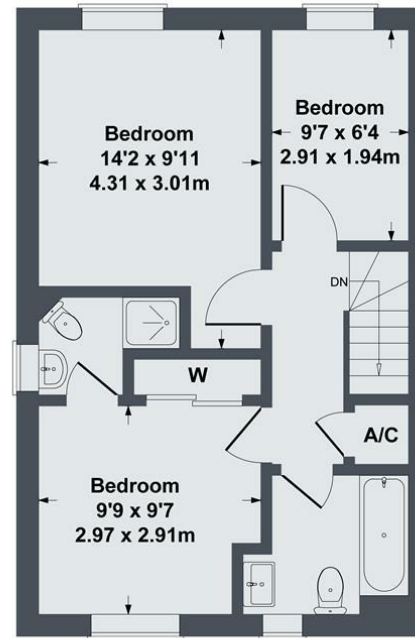
Please be advised that under the Estate Agents Act 1979, Section 21, we are obliged to inform interested parties that the Vendor is a member of staff of GSC Grays.

# 32 Dale Grove, Leyburn

Approximate Gross Internal Area  
1012 sq ft - 94 sq m



**GROUND FLOOR**

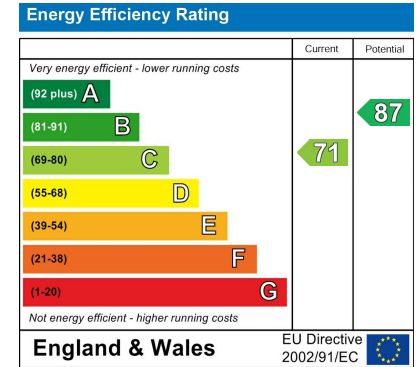


**FIRST FLOOR**

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



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