J.R. HOPPER & Co. Est. 1886



LEYBURN • DL8 5AS

The Cottage

Starting Bid £70,000. | 2 | Ordered

UNDER OFFER

AT A GLANCE

- Exciting Renovation Project
- Semi-Detached Cottage
- For Sale Via Modern Method Of Auction
- T's & C's Apply
- 2 Double Bedrooms
- Living Room
- Kitchen
- Bathroom
- Gas Central Heating
- Town Centre Location

LEYBURN 01969 622936

HAWES 01969 667744

SETTLE 01729 825311

KIRKBY STEPHEN 01768 258002

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

THE PROPERTY

Exciting Renovation Project

The Cottage, 24a Market Place, is a centrally located property in the heart of the popular market town of Leyburn, offering an exciting opportunity for buyers seeking a complete renovation project with considerable potential.

The accommodation comprises a living room, kitchen and bathroom to the ground floor, with two double bedrooms situated on the first floor. The property has been vacant for some time and has been stripped internally, with the kitchen and bathroom removed. It now requires full renovation and modernisation throughout, providing a blank canvas for a purchaser to transform the property to suit their own requirements and tastes.

Conveniently positioned close to the centre of Leyburn, the property is ideally placed to enjoy the town's excellent range of amenities. Leyburn is a thriving market town offering a variety of independent shops, a popular Friday market, traditional pubs, restaurants, cafés, primary and secondary schools, churches, and a range of sporting and medical facilities. The renowned Tennants Auctioneers is also located nearby.

The neighbouring market towns of Richmond and Bedale are easily accessible, with convenient access to the A1 for those travelling further afield. Set amidst the beautiful Yorkshire Dales countryside, Leyburn also benefits from an abundance of scenic walks and picturesque landscapes on its doorstep.

An appealing opportunity to acquire a renovation project in a sought-after market town, offered for sale via the Modern Method of Auction.

> *Semi-Detached Cottage*

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

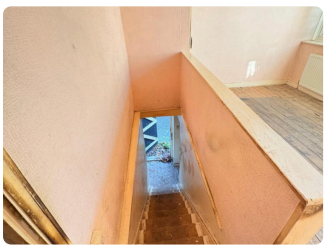
Every room, inside and out













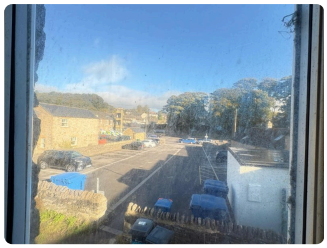




Produced 31 October 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.

GALLERY



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 GROUND FLOOR

Entrance Hall

Wooden floorboards. Wooden stairs to first floor.

Living Room

Wooden floorboards. Radiator. 2 Windows to the side.

Kitchen

Tile flooring. Window to side. Gas central heating boiler. Plumbing.

Bathroom

Concrete floor. Frosted window to side.

02 SECOND FLOOR

Bedroom 2

South facing double bedroom. Wooden floorboards. Radiator. Built in cupboard housing hot water cylinder. 2 Windows to side.

Bedroom 1

Good double bedroom. Wooden floorboards. Radiator. Loft hatch. Large window to side.

03 AGENTS NOTES

Material Information

Mains electric, gas, water and drainage. Flood risk noted as very low. Broadband: Basic 18 Mbps. Superfast 80 Mbps. Ultrafast 1000 Mbps.

Auctioneers Notes

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Produced 31 October 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.

“

For Sale Via Modern Method Of Auction

REQUEST THE VIDEO VIEWING

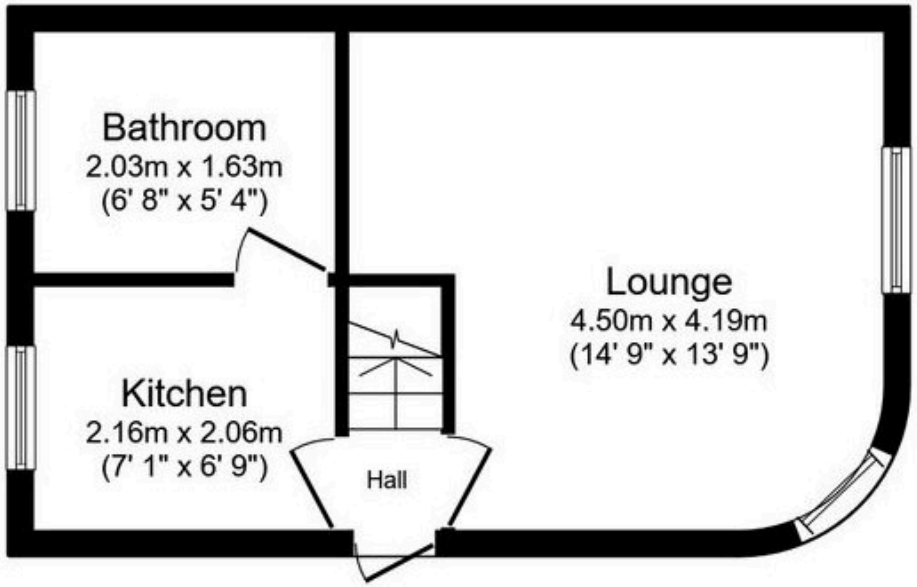
Interest piqued? Here's what's next.

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 The Cottage properly, inside and out, room by room, pointing out every feature and every issue as they go.

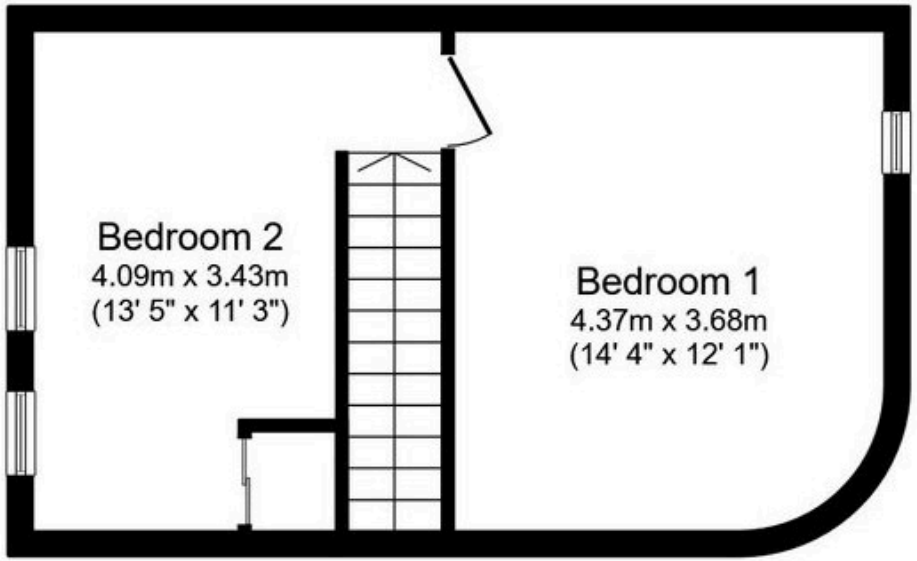
Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.

ASK FOR THE VIDEO VIEWING

Produced 31 October 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.



Ground Floor

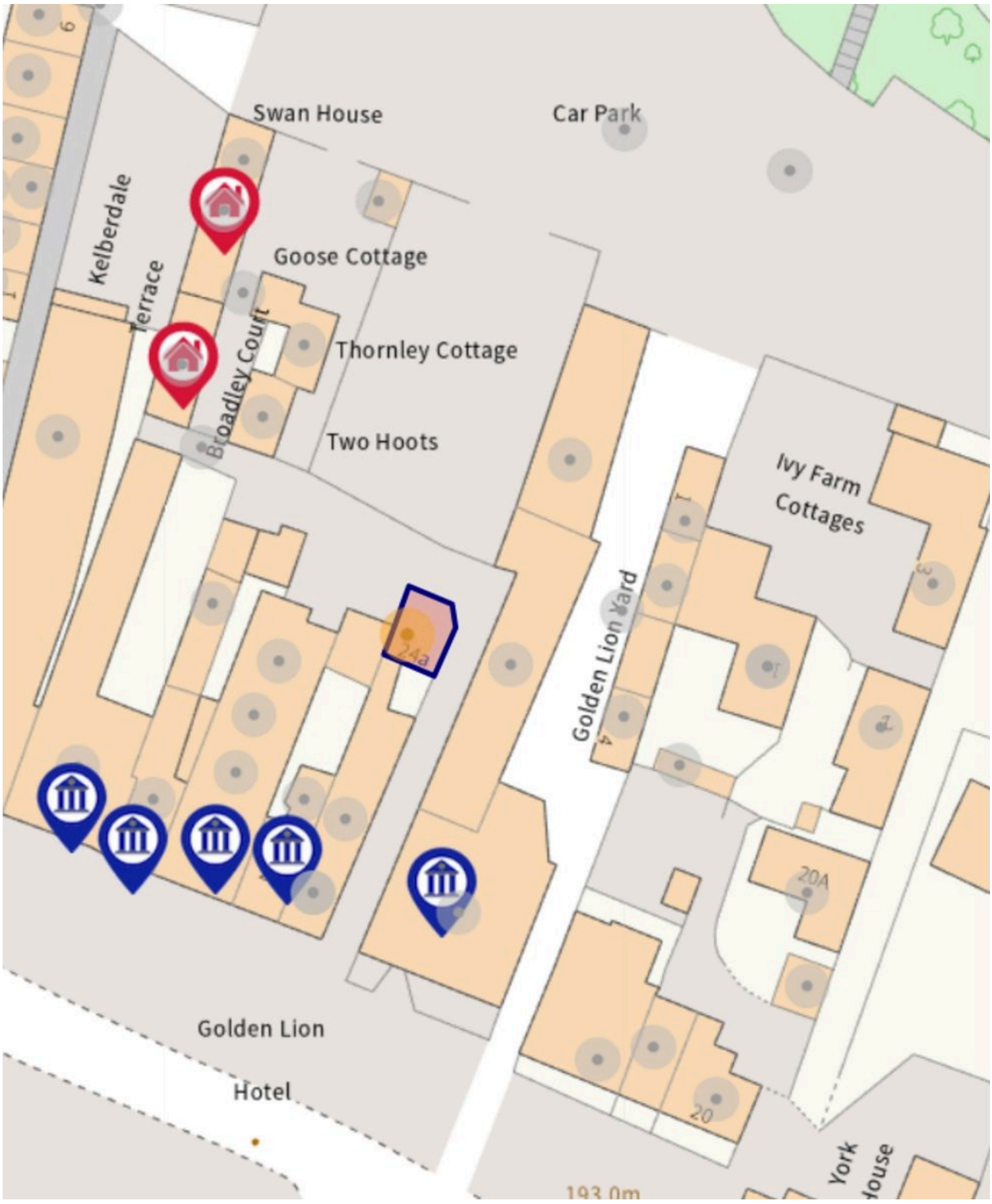


First Floor

Total floor area: 59.2 sq.m. (637 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.



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.