



## APARTMENT 2

5 ST MATTHEWS TERRACE, LEYBURN, DL8 5EL

**£385,000**  
**LEASEHOLD**

A Spacious High Quality First Floor Apartment with fabulous south facing views. Close to Leyburn Market Place. Communal Rear Ground Floor Entrance Hall, Lounge, Kitchen/Dining Room, 3 Bedrooms, En-Suite Shower Room/WC, Family Bathroom/WC, Ample Parking to the Rear, Gas Fired Central Heating, Double Glazing. Contents available by separate negotiation. Council Tax Band D. EER C74. NO ONWARD CHAIN. The lease is a 199 year lease from 5/3/2010. The Freehold is owned by the Lochiel House Management Company Limited which is made up of the three leaseholders and therefore the subject property has a third share of the freehold. The building is insured as a whole and the subject property pays one third of that cost which presently is approximately £600 per annum. Any maintenance costs to the building are shared equally between the three leaseholders.

**NORMAN F. BROWN**

Est. 1967

# APARTMENT 2

- SPACIOUS FIRST FLOOR APARTMENT • HIGH QUALITY • 3 BEDROOMS • EN-SUITE • AMPLE PARKING TO THE REAR • GAS CENTRAL HEATING • DOUBLE GLAZING • HANDY FOR LEYBURN MARKET PLACE • NO ONWARD CHAIN



## DESCRIPTION

A Spacious High Quality First Floor Apartment with fabulous south facing views. Close to Leyburn Market Place. Communal Rear Ground Floor Entrance Hall, Lounge, Kitchen/Dining Room, 3 Bedrooms, En-Suite Shower Room/WC, Family Bathroom/WC, Ample Parking to the Rear, Gas Fired Central Heating, Double Glazing. Contents available by separate negotiation. Council Tax Band D. EER C74. NO ONWARD CHAIN.

## COMMUNAL REAR GROUND FLOOR ENTRANCE HALL

3.51m x 2.74m and 2.21m x 2.67m (11'6" x 9' and 7'3" x 8'9"). Ceramic tiled floor, tumble dryer space, electric convector heater. Single glazed external doors to side and rear. Large storage cupboard, electric meter cupboard. Double glazed velux window. Double glazed windows to side. Staircase to First Floor.

## FIRST FLOOR

### HALL

Radiator, telephone entry handset, airing cupboard containing wall mounted gas fired Combi Worcester boiler, further built-in cupboard. Doors to Lounge, Kitchen/Dining Room, Bedroom 1, Bedroom 2, Bedroom 3, Family Bathroom/WC and Communal Landing.

### LOUNGE

6.71m x 4.57m (22'0" x 14'11")(maximum into bay). Coving, two radiators, television point, telephone point. Double glazed bay window to front with vertical blinds providing lovely panoramic south facing views. Door to Landing.

### KITCHEN/DINING ROOM

6.1m x 4.19m (20'0" x 13'8")(maximum measurements into bay). Stainless steel one and a half bowl sink unit with mixer tap, black polished granite worktops, cream cupboards and drawers with chrome handles, under cupboard lighting, built-in electric oven and ceramic hob with stainless steel extractor hood over, under lighting, built-in fridge, built-in freezer, built-in washing machine, built-in dishwasher, coving, television point,

radiator. Double glazed bay window to front with vertical blinds providing lovely panoramic south facing views. Door to Landing.

### BEDROOM 1

3.86m x 4.19m (12'7" x 13'8") Coving, radiator. Double glazed window to rear. Doors to En-Suite and Landing.

### EN-SUITE SHOWER ROOM/WC

Pedestal wash hand basin with tiled splashback, large tiled shower cubicle, extractor fan, ceiling halogens, low level WC, chrome heated towel ladder. Door to Bedroom 1.

### BEDROOM 2

3.4m x 2.79m (11'1" x 9'1") Coving, radiator, television point. Double glazed windows to rear (one of which has a fitted roller blind). Door to Landing.

### BEDROOM 3

3.58m x 2.24m (11'8" x 7'4") Coving, radiator. Double glazed window to front. Door to Landing.

### FAMILY BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, panelled bath, separate large shower cubicle, extractor fan, low level WC, ceiling halogens, chrome heated towel ladder. Double glazed window to rear with roller blind. Door to Landing.

### OUTSIDE

#### AMPLE BLOCKED PAVED PARKING

with access onto South View Lane to the main road. Outside courtesy lights.

### TENURE

We understand that the property is leasehold, although we have not verified this by sight of the Title Deeds. The lease is a 999 year lease from 2008. The Freehold is owned by the Lochiel House Management Company Limited which is made up of the three leaseholders and therefore the subject property has a third share of the freehold. The building is insured as a whole and the subject property pays one third of that cost which presently is approximately £600 per annum. Any maintenance costs to the building are shared equally between the three leaseholders.

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - We understand that the property is leasehold, although we have not verified this by sight of the Title Deeds. The lease is a 199 year lease from 5/3/2010. The Freehold is owned by the Lochiel House Management Company Limited which is made up of the three leaseholders and therefore the subject property has a third share of the freehold. The building is insured as a whole and the subject property pays one third of that cost which presently is approximately £600 per annum. Any maintenance costs to the building are shared equally between the three leaseholders.

Local Authorities - North Yorkshire Council – Tel: 0300 1312131  
[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

Property Reference – 14103

Particulars Prepared – October 2022

## IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.

ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.

iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.

iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should obtain their own verification.

## FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

## SURVEY & VALUATION

A range of valuation/survey services is available for all property transactions including sale, purchase, mortgage, probate etc.

## FREE IMPARTIAL MORTGAGE ADVICE

## CALL TODAY TO ARRANGE YOUR APPOINTMENT

Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

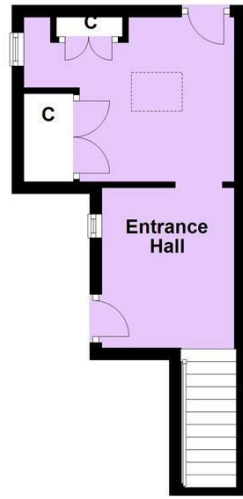
## YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

A life assurance policy may be required. Written quotation available upon request.

# APARTMENT 2



**Ground Floor**  
Approx. 17.6 sq. metres (189.7 sq. feet)



**First Floor**  
Approx. 114.6 sq. metres (1233.9 sq. feet)



Total area: approx. 132.3 sq. metres (1423.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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>	74	84
	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Leyburn Office Sales  
25 Market Place  
Leyburn  
North Yorkshire  
DL8 5AS

01969 622194  
leyburn@normanfbrown.co.uk  
www.normanfbrown.co.uk

