



FELL VIEW
THORNBOROUGH CRESCENT, LEYBURN, DL8 5DY

£270,000
FREEHOLD

An Individual Detached Bungalow with good sized garden enjoying far reaching views from an elevated cul-de-sac position close to Leyburn town centre. Entrance Porch, Hall, Lounge/Dining Room, Kitchen, 2 Double Bedrooms, Shower Room/ WC, Parking, Front Forecourt, Good Sized Rear Garden, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band C. EER D63.

NORMAN F. BROWN

Est. 1967

FELL VIEW

- INDIVIDUAL DETACHED BUNGALOW • 2
- DOUBLE BEDROOMS • GOOD SIZED
- GARDEN • VIEWS • CUL-D-SAC • GAS
- CENTRAL HEATING • DOUBLE GLAZING



DESCRIPTION

An Individual Detached Bungalow with good sized garden enjoying far reaching views from an elevated cul-de-sac position close to Leyburn town centre.

Entrance Porch, Hall, Lounge/Dining Room, Kitchen, 2 Double Bedrooms, Shower Room/ WC, Parking, Front Forecourt, Good Sized Rear Garden, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band C. EER D63.

ENTRANCE PORCH

Timber double glazed entrance door to front. Timber glazed windows to front and side. Single glazed door to Hall. Single glazed windows to Hall.

HALL

Radiator. Cloak cupboard. Airing cupboard with insulated hot water cylinder and immersion heater. Access to part boarded loft space with drop down hatch, pull down ladder and light. Doors to Lounge, Bedrooms and Shower Room. Glazed door to Entrance Porch. Single glazed windows to Entrance Porch.

LOUNGE

Coving. Television point. Two radiators. Double glazed windows to front and side with vertical blinds. Door to Hall. Archway to Dining Area.

DINING AREA

Coving. Radiator. Double glazed window to side with vertical blinds. Door to Kitchen. Archway to Lounge.

KITCHEN

Stainless steel one and a half bowl sink unit with mixer tap. Laminate work surfaces. Cream cupboards and drawers. Built in electric oven and four ring ceramic hob with stainless steel splashback and extractor hood over. Built in fridge. Built in freezer. Plumbing for dishwasher. Radiator. Wall mounted BAXI gas fired boiler. Ceiling LED spotlights.

Double glazed window to rear. Timber stable door to rear. Door to Dining Room.

BEDROOM 1

Maximum width. Built in wardrobes. Radiator. Television point. Double glazed window to front with vertical blinds. Door to Hall.

BEDROOM 2

Maximum width. Built in wardrobe, television, point radiator. Double glazed window to rear. Door to Hall.

SHOWER ROOM/WC

Pedestal wash hand basin with aqua board splashback. Corner shower cubicle with aqua board panelling and electric shower. Extractor fan. WC. Radiator. Ceiling LED spotlights. Wood effect laminate floor. Double glazed window to rear. Door to Hall.

OUTSIDE

To the front.

Concrete paving and gravel chippings.

To the side (west).

Timber garden shed.

To the side (east).

Paved parking space for one car.

Good Sized L-shaped Sloping Rear Garden.

Light, cold water tap, wide concrete paved path. Steps leading up to and through the garden to timber summer house with power connected and decked sitting area from which there are far reaching views.

Store

Plumbing for washing machine, tumble dryer space on top of washing machine.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - We understand that the property is Freehold. The title register is NYK 219820.

Local Authority - North Yorkshire Council – Tel: 0300 1312131

www.northyorks.gov.uk

Property Reference – Fell View

Particulars Prepared – July 2023.

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.

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

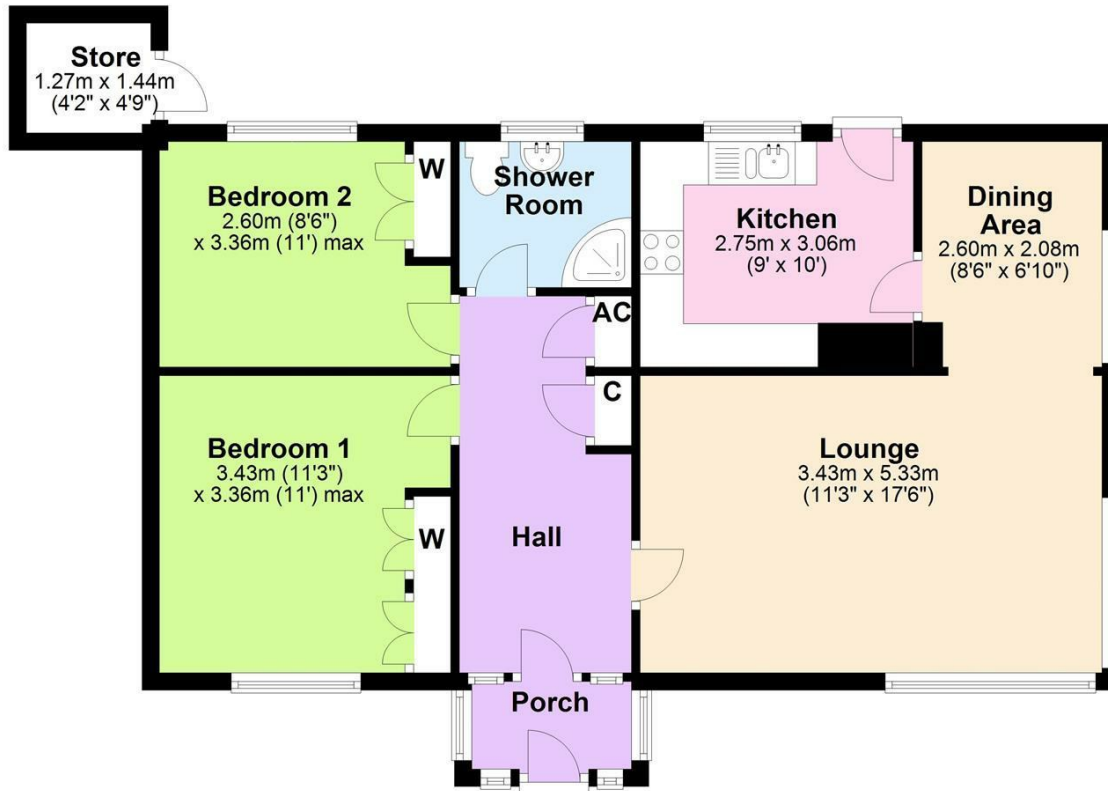
A life assurance policy may be required. Written quotation available upon request.

FELL VIEW



Ground Floor

Approx. 70.4 sq. metres (758.2 sq. feet)



Total area: approx. 70.4 sq. metres (758.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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

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