



## 86 DALE GROVE

LEYBURN, DL8 5GA

**£300,000**  
**FREEHOLD**

A Well Presented Detached Family House pleasantly located within a cul-de-sac setting enjoying a private south facing garden. Entrance Hall, Lounge, Dining Room, Kitchen, Cloakroom/WC, 3 Bedrooms, Ensuite Shower Room/WC, Family Bathroom/WC, Garage, Driveway, Private South Facing Rear Garden, Gas Fired Central Heating, UPVC Double Glazing, Security Alarm. Council Tax Band D. EER C72.

**NORMAN F. BROWN**

Est. 1967

# 86 DALE GROVE

- WELL PRESENTED MODERN DETACHED FAMILY HOUSE • SOUTH FACING GARDEN ONTO PLAYING FIELDS • 3 BEDROOMS • ENSUITE • GARAGE AND 2 CAR DRIVEWAY • CUL-DE-SAC • HANDY FOR SCHOOLS • GAS CENTRAL HEATING • UPVC DOUBLE GLAZING



## DESCRIPTION

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## ENTRANCE HALL

Coving, radiator, stairs to first floor. Double glazed entrance door to side. Doors to Lounge, Dining Room, and Inner Hall.

## LOUNGE

Coving, 2 radiators, cast iron wood burning stove with stone hearth, double glazed bay window to front with venetian blinds. Door to Entrance Hall.

## DINING ROOM

Coving, radiator. Double glazed window to side with venetian blind. Double glazed double doors to rear garden. Door to Entrance Hall.

## INNER HALL

Cloak cupboard. Doors to WC and Entrance Hall. Doorway to Kitchen.

## KITCHEN

Tiled surrounds, ceramic one and a half bowl sink unit with mixer tap, solid beech work tops, white cupboards and drawers, built in electric fan assisted oven and 4 ring gas hob over, stainless steel/glass extractor hood, plumbing for washing machine, fridge space, concealed gas fired wall mounted gas fired boiler. Double glazed window to rear with roller blind. Doorway to Inner Hall.

## CLOAKROOM/WC

Wash hand basin in vanity unit with cupboards below, wc, radiator, extractor fan. Double glazed window with roller blind. Door to Inner Hall.

## LANDING

Double glazed window to side with roller blind. Doors to Bedrooms and Bathroom/WC.

## ENSUITE SHOWER ROOM/WC

Tiled surrounds, wash hand basin in vanity unit with cupboards below, shower cubicle, extractor fan, wc, chrome heated towel ladder. Double glazed window to rear with roller blind. Door to Landing.

## BEDROOM 1

Radiator. Double glazed window to side with roller blind. Doors to Ensuite and Landing.

## BEDROOM 2

Built in wardrobe, airing cupboard with unvented hot water cylinder, radiator, drop down loft hatch with light. Double glazed windows to front and side with roller blinds. Door to Landing.

## BEDROOM 3

Radiator. Double glazed window to front with roller blind. Door to Landing.

## FAMILY BATHROOM/WC

Tiled surrounds, wash hand basin in vanity unit with cupboards below, panelled bath with electric MIRA shower over and screen, wc, extractor fan. Double glazed window to side with roller blind. Door to Landing.

## OUTSIDE

To the Front

Tarmacadam driveway for 2 cars with timber gate in front of garage, small piece of lawn, paved path to front door with light and canopy

Garage

Hipped roof with rafter storage, lighting, 2 double power sockets, up and over door to front.

South Facing Private Rear Garden  
Overlooking playing fields and having roof top views across to Middleham moor.  
Two timber decked sitting areas, lawn, flower beds, outside tap, light, outside power sockets.

#### GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 282090.

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

Broadband and Mobile Phone Coverage – please check using this website  
<https://checker.ofcom.org.uk>  
current broadband speed 35 mbps

Property Reference – 18575359

Particulars Prepared – January 2024.

#### 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**

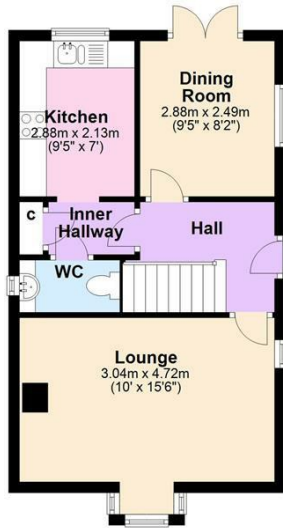
A life assurance policy may be required. Written quotation available upon request.

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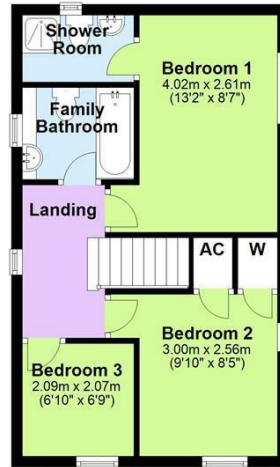
**Ground Floor**

Approx. 52.5 sq. metres (564.6 sq. feet)



**First Floor**

Approx. 38.6 sq. metres (415.0 sq. feet)



Total area: approx. 91.0 sq. metres (979.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>72</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	

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

