



## 15 STATION RISE

LEYBURN, DL8 5BZ

**£355,000**  
**FREEHOLD**

A Well Presented Modern Detached Bungalow enjoying a cul-de-sac setting within walking distance of Leyburn Market Place. Entrance Hall, Lounge/Kitchen/Dining Room, Inner Hall, 3 Bedrooms, En-Suite Shower Room/WC, Main Shower Room/WC, Good Sized Garage, Driveway providing Ample Parking, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band E. EER B84. NO ONWARD CHAIN.

**NORMAN F. BROWN**

Est. 1967

# 15 STATION RISE

- BUILT IN 2018 BY YORVIK HOMES • 3 BEDROOMS • CUL-DE-SAC • WALKING DISTANCE OF LEYBURN MARKET PLACE • GOOD SIZED GARAGE AND AMPLE PARKING • PRIVATE GARDEN • GAS CENTRAL HEATING • UPVC DOUBLE GLAZING • NO ONWARD CHAIN



## DESCRIPTION

A Well Presented Modern Detached Bungalow enjoying a cul-de-sac setting within walking distance of Leyburn Market Place. Entrance Hall, Lounge/Kitchen/Dining Room, Inner Hall, 3 Bedrooms, En-Suite Shower Room/WC, Main Shower Room/WC, Good Sized Garage, Driveway providing Ample Parking, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band E. EER B84. NO ONWARD CHAIN.

## ENTRANCE HALL

Telephone point, radiator. Composite entrance door to front. Doors to Lounge and Kitchen/Dining Room. Double glazed window to side.

## KITCHEN/DINING ROOM

LED ceiling spotlights, ceramic one and a half bowl sink unit with mixer tap set within central breakfast bar, oak effect laminate work surfaces, cream cupboards and drawers with chrome handles, built-in NEFF electric oven and 4 ring ceramic hob, black glass splashback and with stainless steel extractor over, built-in fridge, built-in freezer, built-in NEFF dishwasher, plumbing for washing machine, two radiators, oak effect laminate floor, concealed wall mounted gas fired combi condensing boiler. Double glazed window to front. Composite double glazed entrance door to side. Door to Entrance Hall.

## LOUNGE

Television point, radiator. Double glazed window to front. Doors to Entrance Hall and Inner Hall.

## INNER HALL

Loft access with drop down hatch, radiator. Doors to Lounge, Bedroom 1, Bedroom 2, Bedroom 3 and Main Shower Room/WC.

## BEDROOM 1

Television point, radiator. Double glazed window to rear. Doors to En-Suite Shower Room/WC and Inner Hall.

## ENSUITE SHOWER ROOM/WC

Tiled surrounds, pedestal wash hand basin, shower cubicle with glass door, extractor fan, low level WC, ceiling LED spotlights, electric shaver point, chrome heated towel ladder, linen cupboard with fitted shelves. Double glazed window to side with roller blind. Door to Bedroom 1.

## BEDROOM 2

Radiator. Double glazed window to rear. Door to Inner Hall.

## BEDROOM 3

Radiator. Double glazed double doors to Rear Garden. Door to Inner Hall.

## MAIN SHOWER ROOM/WC

Tiled surrounds, pedestal wash hand basin, electric shower unit and folding shower doors and curtain and rail, extractor fan, low level WC, chrome heated towel ladder, ceiling LED spotlights. Door to Inner Hall.

## OUTSIDE

### TO THE FRONT

Flower bed, paved path to front door with handrail, gas meter box, electric meter box, light.

### TO THE SIDE

Block paved driveway proving ample parking, light, cold water tap.

gate leading to

### PRIVATE REAR GARDEN

Lawn, paved patio, flower beds, light.

## GARAGE

Light and double power socket, hipped roof with rafter storage, up and over door to front. Composite entrance door to side.

## SERVICES

Mains electricity, water and drainage.

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 461874.

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>

Property Reference – 18601483

Particulars Prepared – March 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.

# 15 STATION RISE





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>95</b> |
| (81-91) <b>B</b>                            | <b>84</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>                  | 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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