



2 CLIFF COTTAGE

HARMBY ROAD, LEYBURN, DL8 5NS

£370,000
FREEHOLD

A Well Presented and Deceptively Spacious Semi Detached Cottage with lovely private garden which must be seen to be fully appreciated. Pleasantly situated on an edge of town location, yet within walking distance of all the amenities available in the popular market town of Leyburn. Entrance Hall, Lounge, Sitting Room, Kitchen/Dining Room, Utility Room, Cloakroom/WC, Master Bedroom with Balcony and En-Suite Shower Room/WC, 2 Further Double Bedrooms, Family Bathroom/WC, Private Rear Garden, Garage, Outside Stores, Ample Parking, Gas Fired Central Heating, Double Glazing. Council Tax Band C. EER C70.

NORMAN F. BROWN

Est. 1967

2 CLIFF COTTAGE

- 3 DOUBLE BEDROOMS • DECEPTIVELY SPACIOUS COTTAGE • PRIVATE GARDEN • AMPLE PARKING • HANDY FOR LEYBURN TOWN CENTRE • GAS CENTRAL HEATING • DOUBLE GLAZING



DESCRIPTION

A Well Presented and Deceptively Spacious Semi Detached Cottage with lovely private garden which must be seen to be fully appreciated. Pleasantly situated on an edge of town location, yet within walking distance of all the amenities available in the popular market town of Leyburn. Entrance Hall, Lounge, Sitting Room, Kitchen/Dining Room, Utility Room, Cloakroom/WC, Master Bedroom with Balcony and En-Suite Shower Room/WC, 2 Further Double Bedrooms, Family Bathroom/WC, Private Rear Garden, Garage, Outside Stores, Ample Parking, Gas Fired Central Heating, Double Glazing. Council Tax Band C. EER C70.

ENTRANCE HALL

Ceramic tiled floor, radiator, feature stone wall. Timber entrance door with leaded glazed panel. Doors to Lounge, Cloakroom/WC and Kitchen/Dining Room.

CLOAKROOM/WC

Pedestal wash hand basin with tiled splash back, wc, ceramic tiled floor, heated towel ladder, extractor fan, wall mirror. Double Glazed window to side. Door to Entrance Hall.

LOUNGE

Feature stone wall, wall lights, engineered oak floor, radiator, recessed shelves. Double glazed windows to front and side. Door to Entrance Hall.

SITTING ROOM

Feature open fire with cast iron grate and polished marble surrounds, radiator, understairs cupboard, ceiling rose, wall lights. Secondary glazed windows to front. Entrance door to front with secondary inner door. Door to Kitchen/Dining Room.

KITCHEN

Tiled surrounds, ceramic one and a half bowl sink unit with mixer tap, sparkle polished granite work surfaces, oak effect cupboards and drawers, 110cm range cooker, stainless steel/glass cooker hood, built in microwave, built in dishwasher, large fridge/freezer space, ceiling halogens, skylight, sky tube, LED spotlights, engineered oak floor, radiator, floor level heating/cooling fan.

DINING ROOM AREA

Ceiling halogens, multi fuel stove with stone hearth, engineered oak floor, wall lights, stairs to first floor, 2 radiators. Double glazed tri fold doors to rear, double glazed window to rear. Doors to Utility Room, Sitting Room and Entrance Hall.

UTILITY ROOM

Tiled surrounds, stainless steel single drainer sink unit, oak cupboards, plumbing for washing machine, tumble dryer space, ceramic tiled floor, radiator, wall mounted WORCESTER combi gas boiler (installed in 2019). Window to side. Door to Dining Room.

LANDING

Radiator. Doors to Bedrooms and Family Bathroom.

BEDROOM 1

Feature stone wall, wall lights, double glazed velux window, vertical radiator. Double glazed double doors to Balcony. Doors to En-Suite Shower Room/WC and Landing.

EN-SUITE SHOWER ROOM/WC

Fully tiled walls, wash hand basin with marble surround and oak cupboard, wall mirror, wall light, glass shelf, shower cubicle with rainfall head and separate shower head and hose, extractor fan, wc, ceiling halogens, ceramic tiled floor with under floor heating. Double glazed window to front. Door to Landing.

BALCONY

Overlooking the garden, metal railings

BEDROOM 2

Fitted shelving, ceiling halogens, overhead cupboard, access to boarded attic with large drop down hatch, fold down timber ladder and light. Secondary glazed windows to front. Door to Landing.

BEDROOM 3

Built in wardrobe and desk, radiator. Double glazed window to rear. Door to Landing.

FAMILY BATHROOM/WC

Half tiled walls, wash hand basin, mirror wall cabinet with light, panelled bath with shower over and glass screen, extractor fan, wc, chrome heated towel ladder, ceiling halogens, ceramic tiled floor with under floor heating. Double glazed window to front. Door to Landing.

OUTSIDE

Front Garden

Enclosed by a stone wall and wrought iron railings with gate and comprises well stocked flower borders.

To the side

Double metal gates leading to tarmac driveway which provides ample parking

Private Rear Garden

Comprising lawn, well stocked flower borders, shrubs, fruit trees, large stone patios, covered bbq/kitchen area with sink with cold water tap and decked dining/sitting area.

Garage

Power connected, hipped roof, inspection pit. Windows to either side. Up and over door to front.

Store

Fitted shelving, power connected, window to side. Door to Garden.

Store

Door to Garden.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK126342.

Local Authority - North Yorkshire Council – Tel: 0300 1312131

www.northyorks.gov.uk

Broadband and Mobile Phone Coverage – please check using this website

<https://checker.ofcom.org.uk>

Property Reference – 18612851

Particulars Prepared – April 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.

SERVICES

Mains electricity, gas, water and drainage.

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ADDITIONAL INFORMATION

Local Authority – North Yorkshire Council

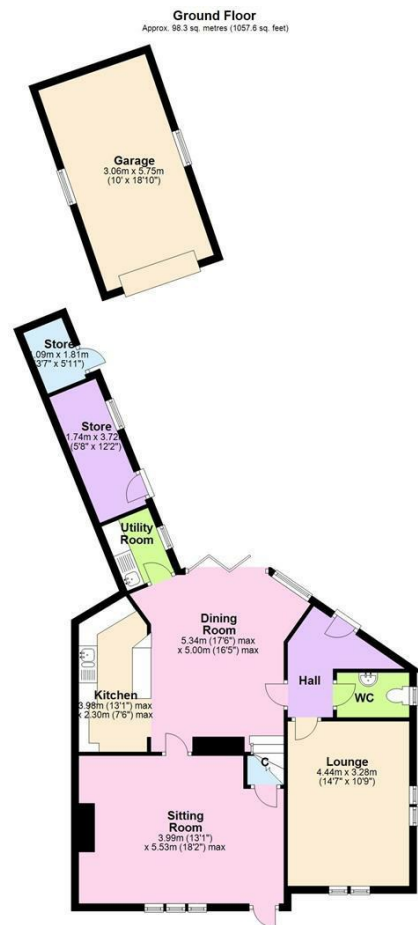
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 1636.13 sq ft

Tenure – Freehold





Total area: approx. 149.0 sq. metres (1604.1 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 84 |
| (81-91) B | | 70 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (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

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

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

NORMAN F. BROWN

Est. 1967