



16 ROWAN COURT

LEYBURN, DL8 5SL

£265,000
FREEHOLD

A Modern Well Presented Semi Detached Bungalow within a desirable cul-de-sac setting close to Leyburn town centre. Entrance Hall, Lounge, Kitchen, 2 Double Bedrooms, Shower Room/WC, Garage, Long Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band. EER D65. NO ONWARD CHAIN.

NORMAN F. BROWN

Est. 1967

16 ROWAN COURT

• MODERN SEMI DETACHED BUNGALOW • 2
DOUBLE BEDROOMS • WELL
PRESENTED • GOOD SIZED GARDEN • GARAGE
AND LONG DRIVEWAY • HANDY FOR LEYBURN
TOWN CENTRE • GAS FIRED CENTRAL
HEATING • UPVC DOUBLE GLAZING • NO
ONWARD CHAIN



DESCRIPTION

A Modern Well Presented Semi Detached Bungalow within a desirable cul-de-sac setting close to Leyburn town centre. Entrance Hall, Lounge, Kitchen, 2 Double Bedrooms, Shower Room/WC, Garage, Long Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band. EER D65. NO ONWARD CHAIN.

ENTRANCE HALL

Radiator, loft hatch, metal fuse board. Composite stable door to side. Doors to Lounge, Kitchen, Bedrooms and Shower Room.

LOUNGE

Coal effect gas fire with marble surrounds, radiator, tv point. Upvc double glazed bay window to front with vertical blinds. Door to Hall.

KITCHEN

Stainless steel one and half bowl sink unit, laminate work surfaces, white gloss cupboards and drawers, built in ZANUSSI electric oven and 4 ring ceramic hob with stainless steel/glass extractor hood, built in freezer, fridge freezer space, plumbing for washing machine, concealed gas fired combi boiler, ceiling LED spotlights, radiator. Upvc double glazed window to rear with vertical blinds. Upvc double glazed door to Rear Garden.

BEDROOM 1

Radiator. Upvc double glazed window to rear with vertical blinds. Door to Hall.

BEDROOM 2

Radiator. Upvc double glazed window to front with vertical blinds. Door to Hall.

SHOWER ROOM/WC

Pedestal wash hand basin with tiled splash back, large tiled shower cubicle, extractor fan, wc, radiator, ceiling LED spotlights, radiator. Upvc double glazed window to side with roller blind. Door to Hall.

FRONT GARDEN

Slate chippings.

TO THE SIDE

Tarmacadam driveway for 3 cars, gas and electric meter boxes, light.

GARAGE

Light and 2 double power sockets, automatic roller shutter door. Upvc door to Rear Garden.

REAR GARDEN

Large stone flagged patio, lawn, flower beds, cold water tap, security light, gate to driveway.

SERVICES

Mains electricity, gas, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 477308.

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 – 18620871

Particulars Prepared – May 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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Total area: approx. 73.8 sq. metres (794.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		65	
(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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