



## 11A ST. MATTHEWS TERRACE

LEYBURN, DL8 5EL

**£375,000**  
**FREEHOLD**

A Most Attractive Victorian Property providing Spacious and Well Presented Accommodation over three floors with open aspect and far reaching views, and within walking distance of Leyburn Market Place. Shared Entrance Lobby, Lounge, Kitchen/Dining Room, Rear Hall, Cloakroom/WC, 4 Double Bedrooms, 2 En-Suite Bathrooms, Family Bathroom/WC, Front Garden, Parking for 2 cars to the rear, Gas Fired Central Heating. RV £3,350. EER D62. NO ONWARD CHAIN.

**NORMAN F. BROWN**

Est. 1967

# 11A ST. MATTHEWS TERRACE

- SPACIOUS VICTORIAN PROPERTY • 4 DOUBLE BEDROOMS • 2 EN-SUITES • PARKING FOR 2 CARS • FRONT GARDEN • ESTABLISHED HOLIDAY LET HISTORY • HANDY FOR LEYBURN MARKET PLACE • GAS CENTRAL HEATING • NO ONWARD CHAIN



## DESCRIPTION

A Most Attractive Victorian Property providing Spacious and Well Presented Accommodation over three floors with open aspect and far reaching views, and within walking distance of Leyburn Market Place. Shared Entrance Lobby, Lounge, Kitchen/Dining Room, Rear Hall, Cloakroom/WC, 4 Double Bedrooms, 2 En-Suite Bathrooms, Family Bathroom/WC, Front Garden, Parking for 2 cars to the rear, Gas Fired Central Heating. RV £3,350. EER D62. NO ONWARD CHAIN.

## ENTRANCE LOBBY

Doors to 11 St Matthews Terrace and 11A St Matthews Terrace. Entrance door to front.

## LOUNGE

Picture rail, covings, feature original marble fireplace surround with glazed tiles and gas fired stove, pine boarded floor, radiator. Bay window to front. Doors to Entrance Lobby and Kitchen.

## KITCHEN/DINING ROOM

Tiled surrounds, stainless steel single drainer sink unit with mixer tap, laminate work surfaces, oak cupboards and drawers with under lighting, LEISURE range style gas cooker with 7 ring hob, double ovens and separate grill, stainless steel extractor hood over, INDESIT washing machine, INDESIT slim dishwasher, HOTPOINT fridge/freezer, ceramic tiled floor, under stairs cupboard with hatch to cellar (not inspected). Window to rear. Doors to Lounge and Rear Hall.

## REAR HALL

Ceramic tiled floor, radiator, cupboard containing wall mounted gas fired boiler, stairs to first floor. Entrance door to rear with double glazed panels. Doors to WC and Kitchen.

## CLOAKROOM/WC

Wash hand basin with tiled splash back, wc, ceramic tiled floor. Window to rear. Door to Rear Hall.

## LANDING

Doors to Bedroom 1, Bedroom 2 and Family Bathroom.

## BEDROOM 1

Covings, radiator, pine boarded floor, pine mantle and marble effect fireplace surround, understairs storage cupboard. Bay window to front. Door to Landing.

## BEDROOM 2

Covings, pine boarded floor, radiator. Window to rear. Doors to En-Suite and Landing.

## EN-SUITE BATHROOM/WC

Pedestal wash hand basin, panelled bath with shower over and screen, wc, ceiling halogen spotlights, extractor fan, pine boarded floor. Window to rear. Door to Landing.

## LANDING

Loft hatch. Doors to Bedroom 3 and Bedroom 4.

## BEDROOM 3

Pine boarded floor, radiator, sky light window to rear. Steps down to En-Suite. Door to Landing.

## EN-SUITE BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, panelled bath, wc, radiator, pine boarded ceiling, pine boarded floor, loft hatch. Window to rear. Steps up to Bedroom 3.

## BEDROOM 4

Radiator, pine boarded floor. Double glazed dormer window to front. Door to Landing.

## FAMILY BATHROOM/WC

Fully tiled walls, pedestal wash hand basin, panelled bath with shower over and folding glass screen, extractor fan, wc, ceiling halogens, radiator, pine boarded floor, airing cupboard with hot water cylinder. Door to Landing.

## FRONT GARDEN

Lawn, flower beds, shrubs, entrance path over which 11 St Matthews Terrace also have access.

## TO THE REAR

Parking for 2 cars, security light, electric car charger point.

## SERVICES

Mains electricity, gas, water and drainage.

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure – We understand that the property is Freehold. The title currently covers both 11 and 11A St Matthews Terrace. The title will be split during the conveyancing process.

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 – 18608493

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

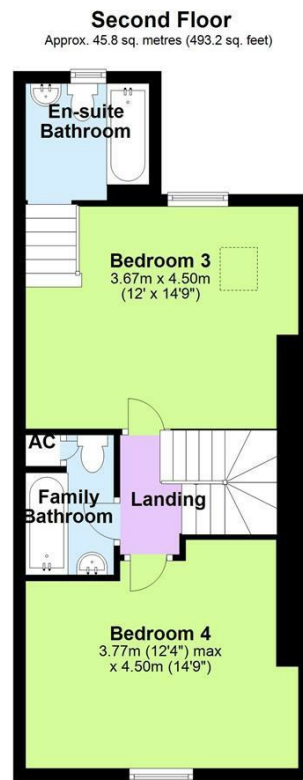
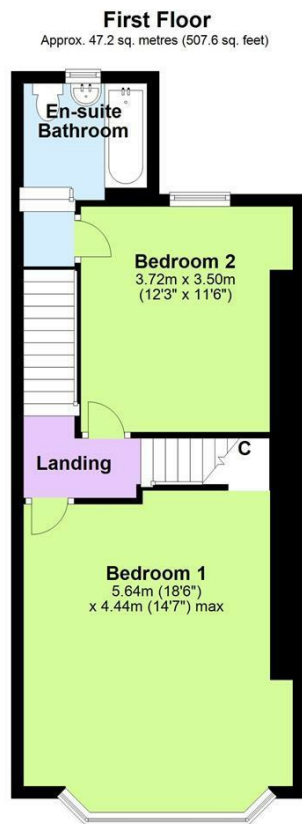
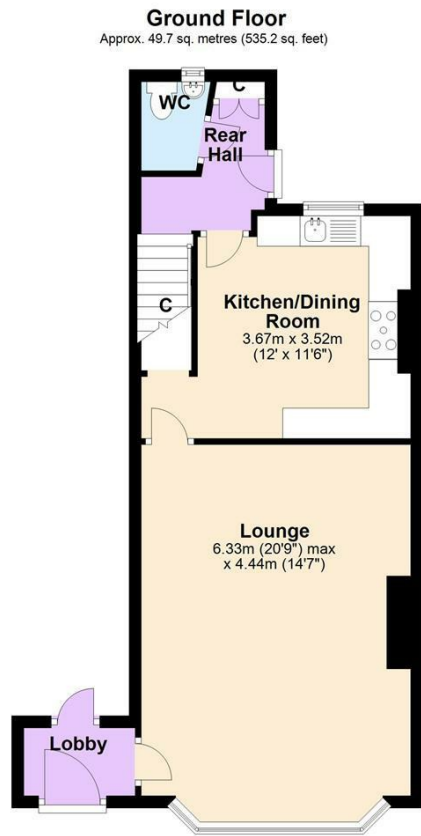
Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

**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.

## 11A ST. MATTHEWS TERRACE





Total area: approx. 142.7 sq. metres (1536.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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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**NORMAN F. BROWN**

Est. 1967