



## 36D BRENTWOOD

LEYBURN, DL8 5EP

**£340,000**  
**FREEHOLD**

A Immaculate Modern Detached Bungalow within this desirable neighbourhood enjoying a convenient location for Leyburn Market Place. Entrance Hall, Lounge, Kitchen/Dining Room, Garden Room, 2 Double Bedrooms, Bathroom/WC, Garage, Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band C. EER B83. NO ONWARD CHAIN.

**NORMAN F. BROWN**

Est. 1967

# 36D BRENTWOOD

- IMMACULATE MODERN DETACHED BUNGALOW • 2 DOUBLE BEDROOMS • CLOSE TO LEYBURN MARKET PLACE • GARAGE AND PARKING FOR 2 CARS • GAS CENTRAL HEATING • UPVC DOUBLE GLAZING • NO ONWARD CHAIN



## DESCRIPTION

A Immaculate Modern Detached Bungalow within this desirable neighbourhood enjoying a convenient location for Leyburn Market Place. Entrance Hall, Lounge, Kitchen/Dining Room, Garden Room, 2 Double Bedrooms, Bathroom/WC, Garage, Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band C. EER B83. NO ONWARD CHAIN.

## ENTRANCE HALL

Oak effect Karndean floor, radiator, cloak cupboard containing fuse board, drop down hatch to loft space. Composite entrance door with double glazed panels to front. Doors to Lounge, Kitchen/Dining Room, Bedroom 1, Bedroom 2, and Bathroom/WC.

## LOUNGE

Television point, radiator. Double glazed double doors to Rear Garden with vertical blinds. Door to Hall.

## KITCHEN/DINING ROOM

Ceramic one and a half bowl sink unit with mixer tap, marble effect worktops, cream cupboards and drawers with chrome handles, built in NEFF electric oven and 4 ring gas hob with stainless steel splash back and stainless steel extractor hood over, built in fridge, built in freezer, built in NEFF dishwasher, plumbing for washing machine, concealed wall mounted gas fired combi condensing boiler, ceiling LED spotlights, radiator, oak effect Karndean floor. Double glazed window to rear with roller blind. Door to Hall. Archway to Garden Room.

## GARDEN ROOM

Oak effect Karndean floor, television point. Double glazed windows with vertical blinds. Large double glazed sky light. Double glazed double doors to Rear Gardens with fitted blinds. Archway to Kitchen/Dining Room.

## BEDROOM 1

Television point, radiator. Double glazed window to front with vertical blinds. Door to Hall.

## BEDROOM 2

Radiator. Double glazed window to front with vertical blinds. Door to Hall.

## BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, panelled bath with shower attachment and glass screen, extractor fan, low level WC, heated towel ladder, electric shaver point, oak effect Karndean floor, ceiling LED spotlights. Double glazed window to front with roller blind. Door to Hall.

## TO THE FRONT

Flower bed, outside courtesy light, electric meter box, gas meter box, paved path to front door, block paved parking (the entrance way is shared the neighbour 36C Brentwood).

## GARAGE

Hipped roof with rafter storage, light, double power socket, up and over door to front, block paved parking space in front.

## TO THE SIDE

Lawn, two ornamental trees.

## REAR GARDEN

Lawn, patio, personnel gates.

## SERVICES

Mains electricity, gas, water and drainage.

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 457335.

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 – 18612996

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

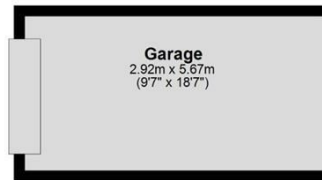
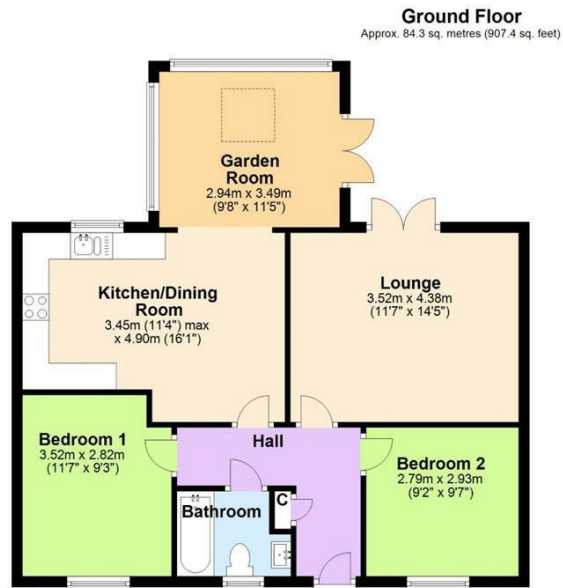
Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

#### 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.

## 36D BRENTWOOD





Total area: approx. 84.3 sq. metres (907.4 sq. feet)



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | <b>96</b> |
| (81-91) <b>B</b>                            |  | <b>83</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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