



9 QUARRY HILLS LANE

LEYBURN, DL8 5EJ

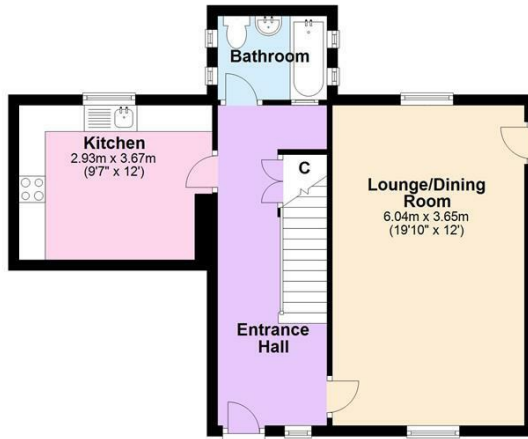
£350,000
FREEHOLD

A Well Proportioned Three Storey Semi Detached Victorian Property enjoying a tucked away location close to Leyburn Market Place. Entrance Hall, Lounge/Dining Room, Kitchen, 4 Bedrooms, Bathroom/WC, 2 Shower Rooms, Driveway, Front and Rear Gardens, Gas Fired Central Heating. Council Tax Band D. EER E44.

NORMAN F. BROWN

Est. 1967

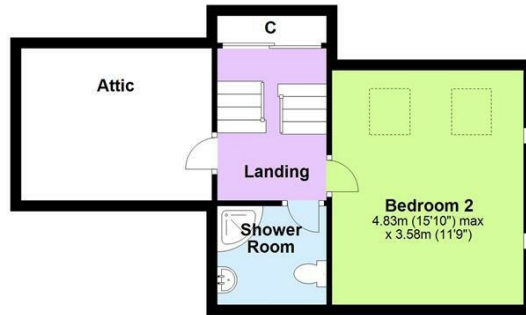
Ground Floor
Approx. 49.9 sq. metres (537.6 sq. feet)



First Floor
Approx. 51.5 sq. metres (554.4 sq. feet)



Second Floor
Approx. 39.0 sq. metres (419.3 sq. feet)



Total area: approx. 140.4 sq. metres (1511.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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

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