



THORNBOROUGH CLOSE

MOOR ROAD, LEYBURN, DL8 5DE

£475,000
FREEHOLD

A Spacious Modernised Individual Detached Family House conveniently located for Leyburn Market Place. Entrance Porch, Hall, Lounge, Kitchen/Dining Room, Inner Hall, Utility Room, Cloakroom/WC, 4 Bedrooms, En-Suite Shower Room/WC, Family Bathroom/WC, Integral Garage, Store Room, Driveway providing ample parking, Private South Facing Rear Garden, Gas Fired Central Heating, UPVC Double Glazing, Council Tax Band E. EER D66. NO ONWARD CHAIN

NORMAN F. BROWN

Est. 1967

THORNBOROUGH CLOSE

- QUALITY MODERNISED DETACHED HOUSE • 4 BEDROOMS • PRIVATE SOUTH FACING GARDEN • CLOSE TO LEYBURN MARKET PLACE • EN-SUITE • GARAGE AND STORE ROOM • DRIVEWAY • GAS FIED CENTRAL HEATING • DOUBLE GLAZING • NO ONWARD CHAIN



DESCRIPTION

A Spacious Modernised Individual Detached Family House conveniently located for Leyburn Market Place. Entrance Porch, Hall, Lounge, Kitchen/Dining Room, Inner Hall, Utility Room, Cloakroom/WC, 4 Bedrooms, En-Suite Shower Room/WC, Family Bathroom/WC, Integral Garage, Store Room, Driveway providing ample parking, Private South Facing Rear Garden, Gas Fired Central Heating, UPVC Double Glazing, Council Tax Band E. EER D66. NO ONWARD CHAIN

ENTRANCE PORCH

Upvc double glazed windows to either side. External door to front with glazed panels. Part glazed door to Hall.

HALL

Understairs storage cupboards, radiator, wood effect laminate floor, stairs to first floor. Doors to Lounge and Inner Hall. Sliding door to Kitchen. Upvc double glazed window to front.

LOUNGE

Maximum depth into bay. Wood burner stove with slate hearth and oak beam above, radiator. Upvc double glazed bay window to rear. Upvc double glazed window to front. Door to Hall.

KITCHEN/DINING ROOM

Tiled surrounds, one and a half bowl sink unit with mixer tap, laminate work surfaces and breakfast bar, dark grey cupboards and drawers, built in BOSCH electric oven and 4 ring gas hob, stainless steel cooker hood, built in BOSCH dishwasher, fridge/freezer space, ceiling LED spotlights, wood effect laminate floor, fitted bench, radiator. Upvc double glazed windows to rear. Upvc double glazed external door to Rear H=Garden and decking. Sliding door to Hall.

WC

Wood effect laminate floor, pedestal wash hand basin with tiled splashback, wc, radiator. Upvc double glazed window to front. Door to Hall.

INNER HALL

Wood effect laminate floor, radiator, ceiling LED spotlights, 2 skylights. External doors to front and rear. Doors to Hall, Utility Room and Garage.

UTILITY ROOM

Chrome heated towel ladder, laminate work top, wall cupboards, ceiling LED spotlights, plumbing for washing machine. Doors to Bedroom 4 and Inner Hall.

BEDROOM 4

Varnished pine boarded floor, radiator, ladder up to mezzanine, chrome wall light. Upvc double glazed window to rear. Door to Utility Room.

GARAGE

Sliding door to front. Door to Inner Hall. Steps leading down to:

STORE ROOM

External door to rear. Windows to rear. Small further store room.

LANDING

Radiator. Upvc double glazed window to front. Doors to Bedrooms 1, 2 and 3 and Family Bathroom.

BEDROOM 1

Radiator. Upvc double glazed bay window to rear. Doors to En-Suite Shower Room and Landing.

EN-SUITE SHOWER ROOM/WC

Tiled surrounds, pedestal wash hand basin, shower cubicle, extractor fan, wc, heated towel ladder, ceiling LED spotlights, ceramic tiled floor. Upvc double glazed window to front. Door to Bedroom 1.

BEDROOM 2

Radiator. Upvc double glazed window to rear. Door to Landing.

BEDROOM 3

Radiator. Upvc double glazed window to rear. Door to Landing.

FAMILY BATHROOM/WC

Tiled surrounds, wash hand basin with drawer below, panelled bath with mixer tap and rainfall shower head over and head and hose and glass screen, wc, extractor fan, chrome heated towel ladder, airing cupboard containing gas fired boiler. Upvc double glazed window to front. Door to Landing.

OUTSIDE

To the front

Ample block paved parking, light, sliding metal gate onto the main road.

Good Sized Private South Facing Rear Garden

Comprising lawn, flower beds, ornamental trees, stone flagged patio, timber decked area.

SERVICES

Mains electricity, gas, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 429974.

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 – 18639059

Particulars Prepared – July 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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ADDITIONAL INFORMATION

Local Authority – North Yorkshire Council

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 963.00 sq ft

Tenure – Freehold





Total area: approx. 152.1 sq. metres (1637.4 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	
		66	79

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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