



## 5 BROOK TERRACE

HARMBY, NR LEYBURN, DL8 5PG

£195,000  
FREEHOLD

A Nicely Situated Traditional Terraced Cottage within this desirable dales village close to Leyburn. Entrance Porch, Hall, Living Room/Kitchen, Double Bedroom, Shower Room/WC, Front Patio, Electric Heaters, UPVC Double Glazing. Council Tax Band A. EER F31.

**NORMAN F. BROWN**

Est. 1967

# 5 BROOK TERRACE

- NICELY SITUATED TERRACED COTTAGE • HANDY FOR LEYBURN • STONE FLAGGED PATIO • ELECTRIC HEATING • UPVC DOUBLE GLAZING



## DESCRIPTION

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## ENTRANCE PORCH

Ceramic tiled floor. Composite external door with double glazed panel. Door to Hall. Upvc double glazed window to side.

## HALL

Electric meter cupboard, electric panel heater, stairs to first floor. Glazed door to Living Room. Door to Porch.

## LIVING ROOM/KITCHEN

Beamed ceiling, cast iron wood burning stove with stone hearth, electric radiator, tv point, wood effect laminate floor, tiled surrounds, ceramic sink unit with mixer tap, solid oak work top, cream cupboards with chrome handles, built in electric oven and 4 ring ceramic hob with cooker hood over, built in dishwasher, built in fridge, walls lights, under stairs storage cupboard. Upvc double glazed window to front. Glazed door to Hall.

## LANDING

Large storage cupboard, access hatch to part boarded loft with pull down ladder and light. Doors to Bedroom and Shower Room.

## BEDROOM

Beamed ceiling, built in wardrobe, electric panel heater. Upvc double glazed window to front. Door to Landing.

## SHOWER ROOM/WC

Wash stand basin with white gloss cupboard below, large shower cubicle with aquaboard panels, electric MIRA shower and glass screen, wc, electric radiator. Upvc double glazed window to rear. Door to Landing.

## OUTSIDE

Front Stone Flagged Patio

Nearby store 3'4" x 6'9" (1.01m x 2.06 m)

## SERVICES

Mains electricity, water and drainage.

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 444116.

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 – 18661835

Particulars Prepared – October 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

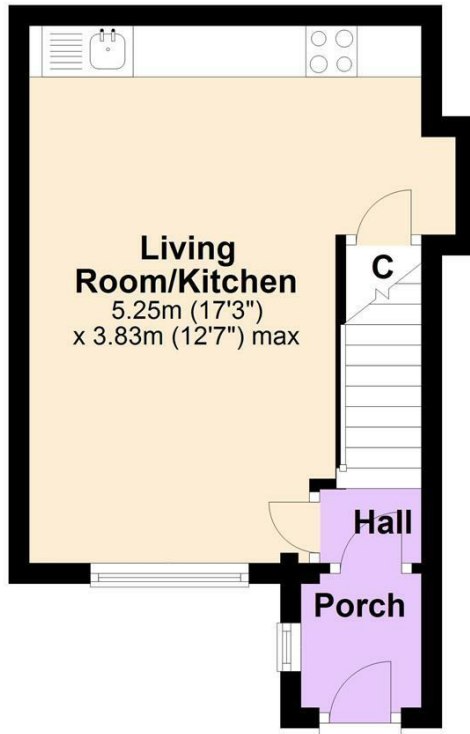
A life assurance policy may be required. Written quotation available upon request.

## 5 BROOK TERRACE



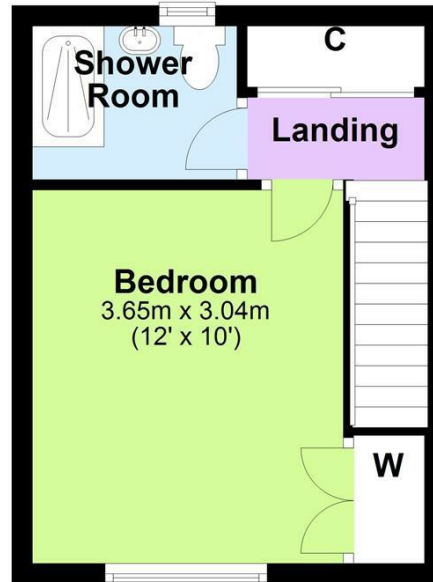
## Ground Floor

Approx. 22.1 sq. metres (237.6 sq. feet)



## First Floor

Approx. 20.1 sq. metres (216.3 sq. feet)



Total area: approx. 42.2 sq. metres (453.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		31	
(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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