



## 6 BISHOPDALE CLOSE

LEYBURN, DL8 5HZ

**£285,000**  
**FREEHOLD**

A Nicely Tucked Away Modern Semi Detached Family House within a pleasant cul-de-sac setting with generous garden. Entrance Hall, Lounge, Kitchen/Dining Room, Cloakroom/WC, 3 Bedrooms, En-Suite Shower Room/WC, Family Bathroom/WC, Garage (currently separated into 2 rooms), Driveway, Front, Side and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band D. EER B84.

**NORMAN F. BROWN**

Est. 1967

# 6 BISHOPDALE CLOSE

• 3 BEDROOMS • MODERN • TUCKED AWAY CUL-DE-SAC LOCATION • GENEROUS GARDEN • EN-SUITE • GARAGE AND DRIVEWAY • GAS CENTRAL HEATING • UPVC DOUBLE GLAZING



## DESCRIPTION

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## ENTRANCE HALL

Oak effect laminate floor, radiator, stairs to first floor. Composite external door to front. Door to Lounge.

## LOUNGE

Television point, telephone point, radiator. Double glazed window to front. Doors to Entrance Hall and Kitchen/Dining Room.

## KITCHEN/DINING ROOM

Ceramic sink unit with chrome mixer tap, oak effect laminate worktops, dark grey matt cupboards and drawers, built-in electric oven and 4 ring gas hob with stainless steel splashback and extractor hood over, fridge/freezer space, plumbing for washing machine, built-in dishwasher, concealed wall mounted gas fired Combi boiler, ceiling LED spotlights, oak effect laminate floor, radiator. Double glazed window to rear. Double glazed double doors to Rear Garden. Doors to Cloakroom/WC and Lounge.

## CLOAKROOM/WC

Pedestal wash hand basin, low level WC, radiator, LED ceiling spotlight, extractor fan, understairs storage cupboard. Door to Kitchen/Dining Room.

## LANDING

Shelved storage cupboard, radiator. Double glazed window to side. Doors to Bedrooms and Family Bathroom/WC.

## BEDROOM 1

Television point, radiator. Double glazed window to rear. Doors to Landing and En-Suite Shower Room/WC.

## EN-SUITE SHOWER ROOM/WC

Pedestal wash hand basin, tiled shower cubicle with folding glass door, extractor fan, low level WC, chrome heated towel ladder, electric shaver point, ceiling LED spotlights. Door to Bedroom 1.

## BEDROOM 2

Radiator. Double glazed window to front. Door to Landing.

## BEDROOM 3

Radiator, access to loft space with drop down hatch. Double glazed window to rear. Door to Landing.

## FAMILY BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, panelled bath with shower attachment and glass screen, extractor fan, low level WC, chrome heated towel ladder, ceiling LED spotlights. Double glazed window to front. Door to Landing.

## OUTSIDE

### FRONT GARDEN

Lawn, block paved driveway, outside courtesy light, gas meter box.

### GARAGE (currently separated into two rooms)

Power connected, hipped roof with rafter storage. Up and over door to front.

### GARDEN GATE LEADING TO:

### PRIVATE SOUTH AND WEST SIDE AND REAR GARDENS

Lawn, large paved patio, electric meter box, electric power point, outside courtesy light.

## SERVICES

Mains electricity, gas, water and drainage.

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 429212.

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 – 18649151

Particulars Prepared – February 2025.

## 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.

# 6 BISHOPDALE CLOSE





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### ADDITIONAL INFORMATION

**Local Authority** –

**Council Tax** – Band D

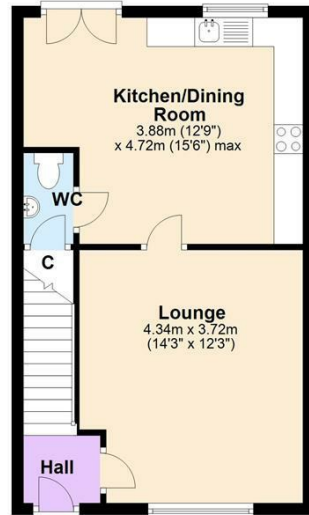
**Viewings** – By Appointment Only

**Floor Area** – 850.36 sq ft

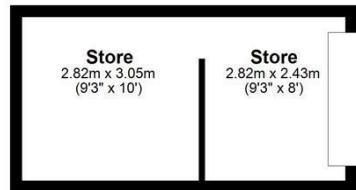
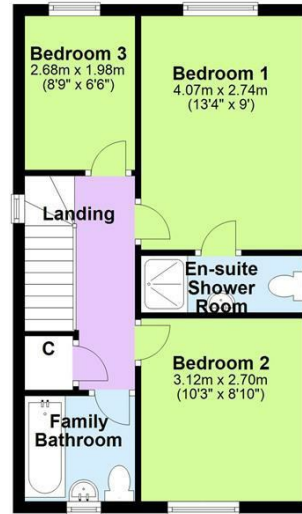
**Tenure** – Freehold



**Ground Floor**  
Approx. 56.2 sq. metres (604.7 sq. feet)



**First Floor**  
Approx. 40.3 sq. metres (434.1 sq. feet)



Total area: approx. 96.5 sq. metres (1038.9 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>84</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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**NORMAN F. BROWN**

Est. 1967