



57 MOUNT DRIVE LEYBURN, DL8 5JQ

£210,000
FREEHOLD

For sale through the modern auction method only, via our auction partner Auction House North East and the online auction opening on 10th November 2025 and closing on 12th November 2025. A Well Presented Modernised Detached Bungalow occupying a pleasant corner site position within a cul-de-sac location on the edge of Leyburn. Entrance Hall, Lounge/Dining Room, Conservatory, Study, 2 Double Bedrooms, Bathroom/WC, Large Garage, Double Driveway, Front, Side and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band D. EER C71. NO ONWARD CHAIN.

NORMAN F.BROWN

Est. 1967

57 MOUNT DRIVE

- 2 DOUBLE BEDROOMS PLUS STUDY • WELL PRESENTED • MODERN INTERIOR • LARGE GARAGE • PRIVATE REAR GARDEN • CORNER SITE SETTING • CUL-DE-SAC • GAS CENTRAL HEATING • UPVC DOUBLE GLAZING • NO ONWARD CHAIN



DESCRIPTION

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ENTRANCE HALL

Radiator, cloak cupboard containing electric meter, loft hatch. Upvc double glazed entrance door with double glazed panel. Glazed doors to Lounge/Dining Room and Kitchen. Doors to Study, Bedrooms, and Bathroom/WC.

LOUNGE/DINING ROOM

Television point, radiator. Double glazed windows to front and side with vertical blinds. Glazed door to Hall.

KITCHEN

Tiled surrounds, stainless steel one and a half bowl sink unit with mixer tap, laminate effect surfaces, light grey cupboards and drawers with chrome handles, built in electric oven and 4 ring gas hob with glass splash back and stainless steel extractor hood over, built in fridge, fitted washing machine, concealed wall mounted gas fired combi boiler, ceiling LED spotlights, radiator. Double glazed window to side with vertical blinds. Door to Hall. Glazed doors to Conservatory and Hall.

CONSERVATORY

Radiator, half pine panelled walls, cupboard containing gas meter. Double glazed windows with vertical blinds. Double glazed double doors to Rear Garden. Glazed door to Kitchen.

STUDY

Radiator. Double glazed double doors to Rear Garden. Door to Hall.

BEDROOM 1

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

BEDROOM 2

Radiator. Double glazed window to rear. Door to Hall.

BATHROOM/WC

Fully tiled walls, pedestal wash hand basin, mirror door wall cabinet, panelled bath with shower attachment, separate shower cubicle with glass door and electric MIRA shower unit, pvc boarded ceiling, wc, chrome heated towel rail, ceiling LED spotlights storage cupboard. Double glazed windows to rear. Door to Hall.

LARGE GARAGE

Ceramic tiled floor, power connected, automatic sectional up and over door, fold down timber ladder to boarded loft space. Upvc double glazed windows. Upvc double glazed entrance door to Rear Garden.

OUTSIDE

FRONT AND SIDE GARDENS

Lawns, flower beds, shrubs, block paved driveway.

TO THE SIDE

Gate with path to side.

PRIVATE REAR GARDEN

Lawn, paved patio, raised flower beds, cold water tap.

SERVICES

Mains electricity, gas, water and drainage.

MODERN METHOD OF AUCTION

The property is for sale through the modern auction method only, via our auction partner Auction House North East and the online auction will open on 10th November 2025 and closes on the 12th November 2025.

Guide price £210,000. The successful bidder immediately pays 2.5% + VAT of the sale price (minimum £3,500 + VAT) as an

exclusivity fee to guarantee the purchase.

The timescale will be 56 days for exchange and completion.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 462484.

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 – 18742564

Particulars Prepared – September 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.

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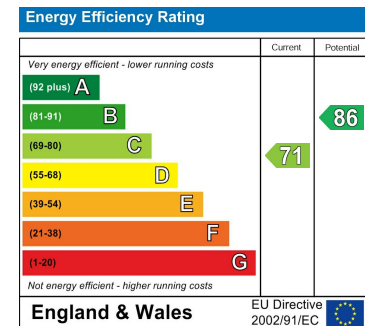
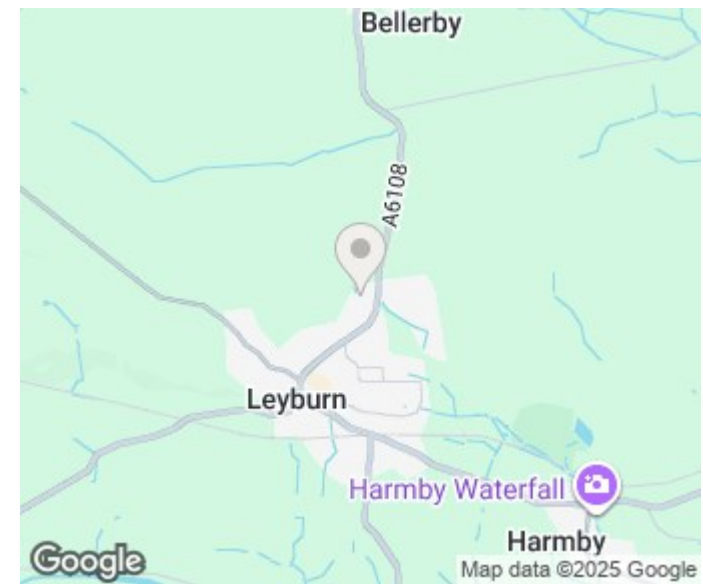
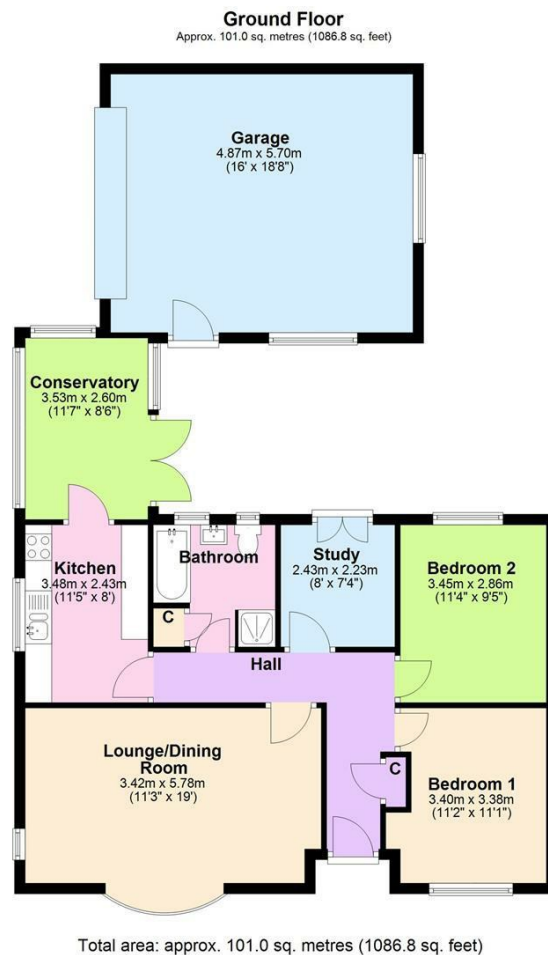
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YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP
REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED
ON IT

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

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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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