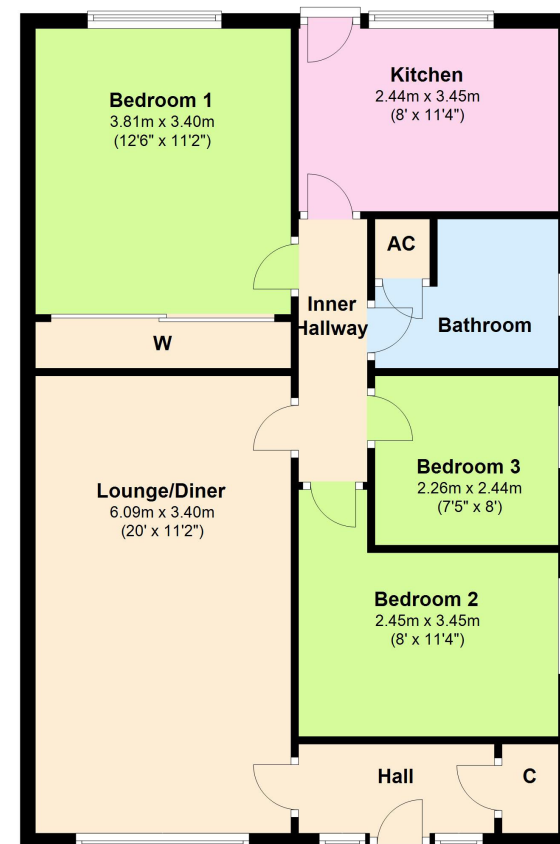
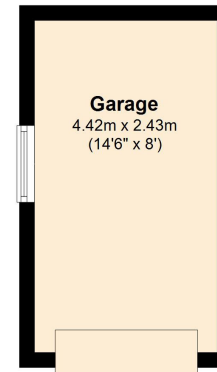


## Ground Floor



N186 Ravensworth Digital 0191 2303553

6 Bridge Street, Bedale  
North Yorkshire DL8 2AD  
Tel: (01677) 422282  
Fax: (01677) 424295

14 Queens Road, Richmond  
North Yorkshire DL10 4AG  
Tel: (01748) 822473 / 822967  
Fax: (01748) 824969

25 Market Place, Leyburn  
North Yorkshire DL8 5AS  
Tel: (01969) 622194  
Fax: (01969) 622209

## 11 Mount Drive Leyburn, North Yorkshire, DL8 5JQ



A WELL PRESENTED DETACHED BUNGALOW IN A PLEASANT CUL-DE-SAC SETTING.  
Entrance Hall, Lounge/Dining Room, Kitchen, 3 Bedrooms, Bathroom/WC, Driveway, Garage,  
Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing.  
NO FORWARD CHAIN

Offers in the Region of £219,000

Est. 1967

14 Queens Road, Richmond, North Yorkshire, DL10 4AG  
Tel: 01748 822473 / 822967 Fax: 01748 824969  
E-mail: [richmond@normanfbrown.co.uk](mailto:richmond@normanfbrown.co.uk)





# 11 Mount Drive, Leyburn, North Yorkshire, DL8 5JQ

Accommodation comprises:

## ENTRANCE HALL

Telephone point, radiator, cloak cupboard, Double glazed entrance door to front. Double glazed windows to front. Door to Lounge/Dining Room.

## LOUNGE/DINING ROOM

6.09m x 3.40m (20' x 11'2"). Wall lights, television point, radiator. Double glazed window to front. Doors to Entrance Hall and Inner Hall.



## INNER HALL

Access to loft space. Doors to Lounge/Dining Room, Kitchen, Bedroom 1, Bedroom 2, Bedroom 3 and Bathroom/WC.

## KITCHEN

2.44m x 3.45m (8' x 11'4"). Tiled surrounds, stainless steel single drainer sink unit, laminate work surfaces, base and eye level cupboards, gas cooker point with extractor hood over, fridge space, plumbing for washing machine, gas fired boiler, radiator. Double glazed window to rear. Double glazed entrance door to rear. Door to Inner Hall.



## BEDROOM 1

3.81m x 3.40m (12'6" x 11'2"). Built-in wardrobes with sliding doors, radiator. Double glazed window to rear. Door to Inner Hall.



## BEDROOM 2

2.45m x 3.45m (8' x 11'4"). Radiator. Double glazed window to side. Door to Inner Hall.

## BEDROOM 3

2.26m x 2.44m (7'5" x 8'). Radiator. Double glazed window to side. Door to Inner Hall.

## BATHROOM/WC

Pedestal wash hand basin, bath with shower attachment and curtain and rail, low level WC, radiator, airing cupboard with lagged hot water cylinder and immersion heater.. Double glazed window to side. Door to Inner Hall.



## OUTSIDE

### FRONT GARDEN

Lawn, flower beds.

## TO THE SIDE

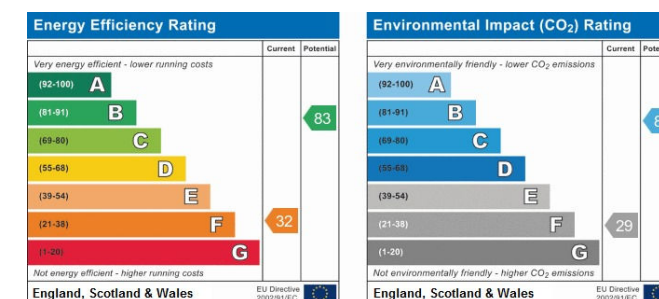
Long tarmacadam driveway.

## GARAGE

4.42m x 2.43m (14'6" x 8'). Up and over door. Power connected. Single glazed window to side.

## REAR GARDEN

Lawn, flower beds, paved patio, outside courtesy light, cold water tap.



## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - We understand that the property is Freehold, although we have not verified this by sight of the Title Deeds.

Local Authorities - Richmondshire District Council - Tel: (01748) 829100.  
North Yorkshire County Council - Tel: (01609) 780780.

Property Reference - 12040

Particulars Prepared – August 2016

## 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.

## SURVEY & VALUATION

A range of valuation/survey services is available for all property transactions including sale, purchase, mortgage, probate etc.

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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.