



7 SHAWL TERRACE

LEYBURN, DL8 5DA

£220,000
FREEHOLD

A Spacious Terraced Cottage conveniently located for Leyburn Market Place and The Shawl. Requires Modernisation. Entrance Hall, Lounge, Dining Room, Kitchen, 2 Double Bedrooms, Bathroom/WC, Rear Garden, Gas Fired Central Heating, Part Double Glazing. Council Tax Band C. EER E45. NO ONWARD CHAIN.

NORMAN F. BROWN

Est. 1967

7 SHAWL TERRACE

- 2 DOUBLE BEDROOMS • SPACIOUS COTTAGE • HANDY FOR LEYBURN MARKET PLACE AND THE SHAWL • PLEASANT REAR GARDEN • REQUIRES MODERNISATION • GAS CENTRAL HEATING • NO ONWARD CHAIN



DESCRIPTION

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ENTRANCE HALL

Electric meter cupboard. Part glazed door to Lounge. Entrance door to front.

LOUNGE

Coving, wall lights, gas fire with central heating back boiler and marble hearth, stone tv plinth, radiator. Double glazed window to front. Part glazed doors to Entrance Hall and Dining Room.

DINING ROOM

Coving, radiator, understairs cupboard, stairs to first floor. Part glazed door to Lounge.

KITCHEN

Tiled surrounds, stainless steel double drainer sink unit, formica work tops, fitted cupboards and drawers, electric cooker point, fridge space, plumbing for washing machine, radiator. Windows to rear. External door to side.

LANDING

Coving, radiator. Doors to Bedrooms and Bathroom/WC.

BEDROOM 1

Coving, built in wardrobe, radiator. Double glazed window to front. Door to Landing.

BEDROOM 2

Built in wardrobe, radiator. Sash window to rear. Door to Landing.

BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, panelled bath with electric shower over, wc, radiator, airing cupboard with hot water cylinder, loft hatch. Sash window to rear. Door to Landing.

OUTSIDE

Pleasant Rear Garden comprising lawn, stone patio, two small stone built stores, light, cold water tap.

SERVICES

Mains electricity, gas, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 377255.

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 – 18709026

Particulars Prepared – May 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

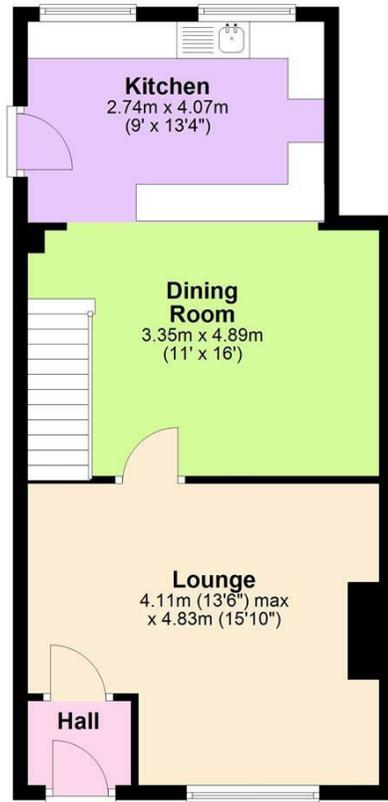
A life assurance policy may be required. Written quotation available upon request.

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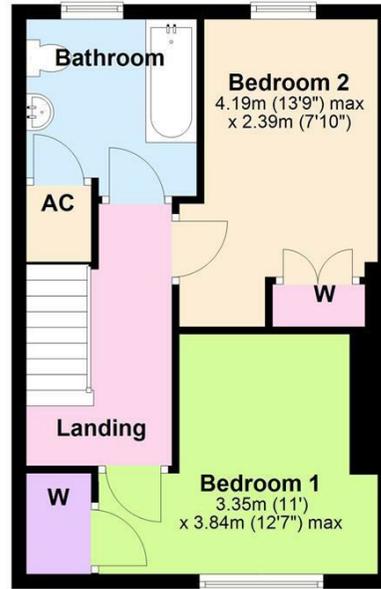
Ground Floor

Approx. 48.1 sq. metres (517.2 sq. feet)



First Floor

Approx. 36.5 sq. metres (392.7 sq. feet)



Total area: approx. 84.5 sq. metres (909.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	45	
(21-38) F		
(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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