



**17 HARGILL DRIVE**  
**REDMIRE, NR LEYBURN, DL8 4DZ**

**£250,000**  
**FREEHOLD**

A Pleasantly Situated Traditionally Styled Semi Detached House enjoying a tucked away cul-de-sac location backing onto open countryside within this desirable Wensleydale village. Extension potential (subject to consents). Entrance Hall, Lounge, Kitchen/Dining Room, 2 Double Bedrooms, Shower Room/WC, Driveway providing ample parking, Front and Rear Gardens, Electric Heating, UPVC Double Glazing. Council Tax Band C. EER E52. NO ONWARD CHAIN.

**NORMAN F. BROWN**

Est. 1967

# 17 HARGILL DRIVE

- 2 DOUBLE BEDROOMS • TUCKED AWAY CUL-DE-SAC LOCATION • PRIVATE REAR GARDEN • BACKING ONTO COUNTRYSIDE • GARAGE AND AMPLE PARKING • ELECTRIC HEATING • UPVC DOUBLE GLAZING • NO ONWARD CHAIN



## DESCRIPTION

A Pleasantly Situated Traditionally Styled Semi Detached House enjoying a tucked away cul-de-sac location backing onto open countryside within this desirable Wensleydale village. Extension potential (subject to consents). Entrance Hall, Lounge, Kitchen/Dining Room, 2 Double Bedrooms, Shower Room/WC, Driveway providing ample parking, Front and Rear Gardens, Electric Heating, UPVC Double Glazing. Council Tax Band C. EER E52. NO ONWARD CHAIN.

## ENTRANCE HALL

Ceramic tiled floor, electric heater, coving, understairs storage cupboard. UPVC double glazed entrance door to side. Door to Kitchen/Dining Room.

## KITCHEN/DINING ROOM

Tiled surrounds, one and a half bowl sink unit with mixer tap, laminate work surfaces, oak cupboards and drawers, electric cooker point with extractor hood over, fridge space, freezer space, ceramic tiled floor, coving, ceiling LED spotlights, electric heater. UPVC double glazed window to front. Doors to Lounge and Entrance Hall.

## LOUNGE

Stone surround open fireplace, coving, electric heater, stairs to first floor. Door to Kitchen/Dining Room. UPVC double glazed entrance door to Rear Garden. UPVC double glazed window to rear.

## LANDING

Access to loft, electric heater. Doors to Bedrooms and Shower Room/WC.

## BEDROOM 1

Coving, electric heater, airing cupboard with hot water cylinder. UPVC double glazed windows to rear. Door to Landing.

## BEDROOM 2

Coving, electric heater. UPVC double glazed window to front. Door to Landing.

## SHOWER ROOM/WC

Pedestal wash hand basin, shower cubicle with aqua board panels, extractor fan, wc, chrome heated towel ladder, wood effect laminate floor, ceiling LED spotlights. UPVC double glazed window to front. Door to Landing.

## OUTSIDE

To the Front.

Block paved driveway and gravel chippings providing ample parking, light, cold water tap, gate to Rear Garden.

Attached Garage

Hipped roof with rafter storage, light, double power socket. Double glazed window to rear. Double glazed personnel door to Rear Garden. Timber double doors to front.

Private West Facing Rear Garden

Backing onto open countryside comprising lawn, flower beds, shrubs, patio, light.

## SERVICES

Mains electricity, water and drainage.

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 140803.

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 – 18792085

Particulars Prepared – March 2026.

## 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.

### AML POLICY

AML Policy (When an offer is accepted):

In accordance with The Money Laundering Regulations 2017, we are required by law to:

- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of the funding you have in place for the purchase price. That may include proof of deposit, an Agreement in Principle from a lender or if you are a cash buyer, a Bank Statement.

The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

## 17 HARGILL DRIVE





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## ADDITIONAL INFORMATION

**Local Authority** – North Yorkshire Council

**Council Tax** – Band C

**Viewings** – By Appointment Only

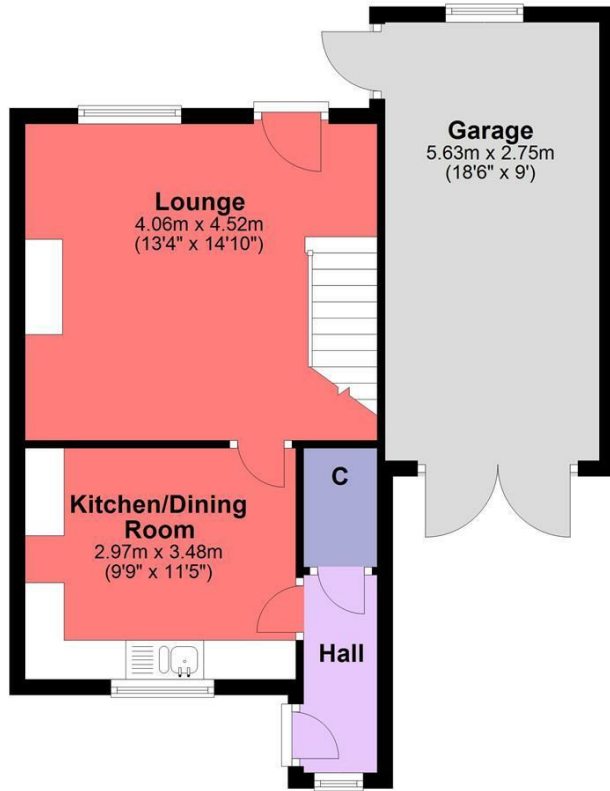
**Floor Area** – 830.00 sq ft

**Tenure** – Freehold



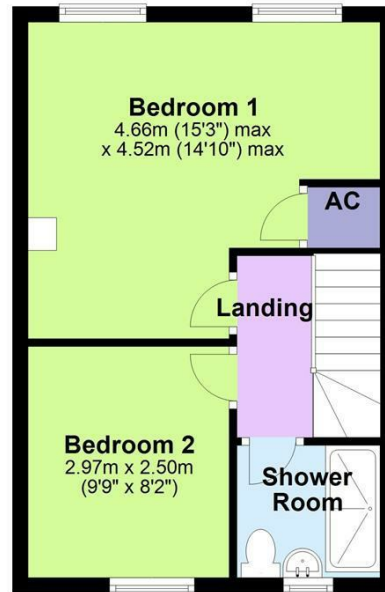
### Ground Floor

Approx. 49.3 sq. metres (530.7 sq. feet)



### First Floor

Approx. 27.9 sq. metres (300.1 sq. feet)



Total area: approx. 77.2 sq. metres (830.9 sq. feet)



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         | 78        |
| (55-68) D                                   |  | 52                      |           |
| (39-54) E                                   |  |                         |           |
| (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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