



1 I'ANSON CLOSE

LEYBURN, DL8 5LF

£200,000
FREEHOLD

A Well Presented End Terraced House pleasantly situated within this desirable Wensleydale Market Town. Lounge/Dining Room, Kitchen/Breakfast Room, 2 Double Bedrooms, Bathroom/WC, 2 Off Street Parking Spaces, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band B. EER C70. NO ONWARD CHAIN.

NORMAN F. BROWN

Est. 1967

1 I'ANSON CLOSE

- 2 DOUBLE BEDROOMS • END TERRACED • WELL PRESENTED • 2 PARKING SPACES • SOUTH FACING REAR GARDEN • GAS CENTRAL HEATING • UPVC DOUBLE GLAZING • NO ONWARD CHAIN



DESCRIPTION

A Well Presented End Terraced House pleasantly situated within this desirable Wensleydale Market Town.

Lounge/Dining Room, Kitchen/Breakfast Room, 2 Double Bedrooms, Bathroom/WC, 2 Off Street Parking Spaces, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band B. EER C70. NO ONWARD CHAIN.

LOUNGE/DINING ROOM

Coving, 2 ceiling roses, fitted electric fire with surround, tv point, telephone point, 2 radiators, understairs cupboard, stairs to first floor. Door to Kitchen/Breakfast Room. UPVC double glazed double doors to Rear Garden.

KITCHEN/BREAKFAST ROOM

One and a half bowl sink unit with chrome mixer tap, laminate work surfaces with breakfast bar, cream cupboards and drawers with chrome handles, built in electric oven and 4 ring gas hob with stainless steel extractor hood over, built in fridge/freezer, plumbing for washing machine, ceiling halogen spotlights, concealed wall mounted BAXI gas fired boiler, radiator. Upvc double glazed window to front. Door to Lounge/Dining Room. Upvc double glazed external door to front.

LANDING

Storage cupboard. Doors to Bedrooms and Bathroom/WC.

BEDROOM 1

Built in wardrobe, radiator. Upvc double glazed window to rear. Door to Landing.

BEDROOM 2

Built in wardrobe, radiator. Upvc double glazed window to front. Door to Landing.

BATHROOM/WC

Tiled surrounds, vanity wash hand basin with wood effect

drawers below, fitted wall mirror and glass shelf, panelled shower bath with rainfall shower head and glass screen, wc, chrome heated towel ladder, ceiling halogen spotlights. Upvc double glazed window to front. Door to Landing.

OUTSIDE

To the Front

Slate chippings, paved path, canopy over front door with light.

To the side

Blocked paved parking spaces for 2 cars, gas and electric meter boxes.

South Facing Enclosed Rear Garden
Lawn, well stocked flower beds, patio

SERVICES

Services.

Mains electricity, gas, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 233934.

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 – 18755183

Particulars Prepared – November 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.

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.

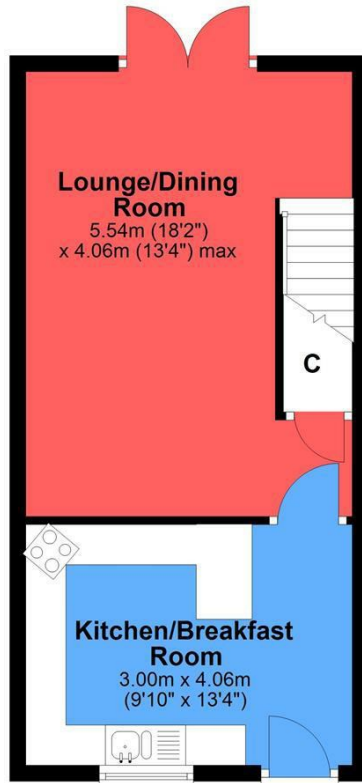
The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

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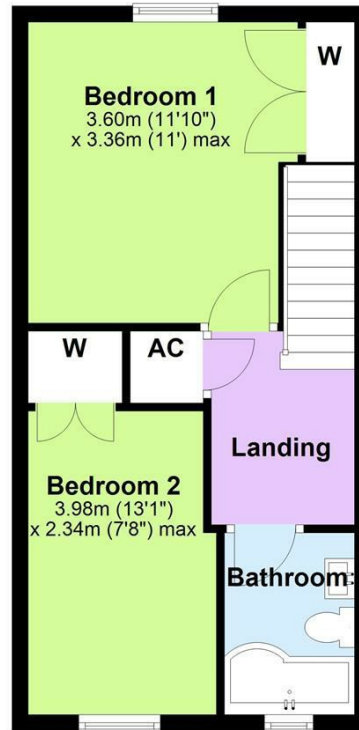
Ground Floor

Approx. 35.4 sq. metres (381.1 sq. feet)



First Floor

Approx. 35.0 sq. metres (377.1 sq. feet)



Total area: approx. 70.4 sq. metres (758.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	80
	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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