



FLAT 4 OLD SCHOOL CLOSE

WEST WITTON, NR LEYBURN, DL8 4NF

£149,950
LEASEHOLD

A Well Presented First Floor Apartment enjoying a tucked away location with this popular Wensleydale Village. Entrance Hall, Lounge, Kitchen/Dining Room, 2 Double Bedrooms, Bathroom, Separate WC, Parking, LPG Gas Fired Central Heating, Double Glazing. Council Tax Band C. EER E41. NO ONWARD CHAIN.

NORMAN F. BROWN

Est. 1967

FLAT 4 OLD SCHOOL CLOSE

• 2 BEDROOMS • WELL
PRESENTED • PARKING • LPG GAS
CENTRAL HEATING • DOUBLE
GLAZING • TUCKED AWAY LOCATION • NO
ONWARD CHAIN



DESCRIPTION

A Well Presented First Floor Apartment enjoying a tucked away location with this popular Wensleydale Village. Entrance Hall, Lounge, Kitchen/Dining Room, 2 Double Bedrooms, Bathroom, Separate WC, Parking, LPG Gas Fired Central Heating, Double Glazing. Council Tax Band C. EER E41. NO ONWARD CHAIN.

ENTRANCE HALL AND STAIRS

KITCHEN/DINING ROOM

Tiled surrounds, stainless steel single drainer sink unit, laminate work surfaces, fitted cupboards and drawers, built-in electric oven with 4 ring hob, fridge/freezer space, plumbing for washing machine, wall mounted LPG gas fired combi boiler, radiator. Double glazed sash windows to side. Doors to Lobby and Stairs.

INNER HALL

Radiator. Doors to Lounge, Bedroom 2 and WC. Doorway to Kitchen/Dining Room.

LOUNGE

Tv point, radiator. Double glazed sash windows to front. Door to Inner Landing.

BEDROOM 2

Radiator, under eaves storage cupboard. Double glazed Velux window. Door to Inner Landing.

SEPARATE WC

Wc. Door to Inner Landing

LOBBY

Doors to Bedroom 1, Bathroom and Kitchen.

BEDROOM 1

Radiator. Double glazed windows to side. Door to Lobby

BATHROOM

Tiled surrounds, pedestal wash hand basin, panelled bath, extractor fan, airing cupboard with radiator. Door to Lobby.

OUTSIDE

Parking, calor gas bottle store/bin store.

SERVICES

Mains electricity, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Leasehold. 999 years from 24/6/1988. Service charge for 2025 £265 p.a. Ground rent £20 p.a. Contribution to buildings insurance in 2025 - £518.88 p.a. The title register is NYK 111393.

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 – 18787190

Particulars Prepared – April 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):

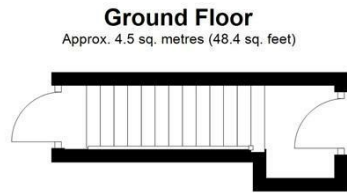
In accordance with The Money Laundering Regulations 2017, we are required by law to:

- 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.

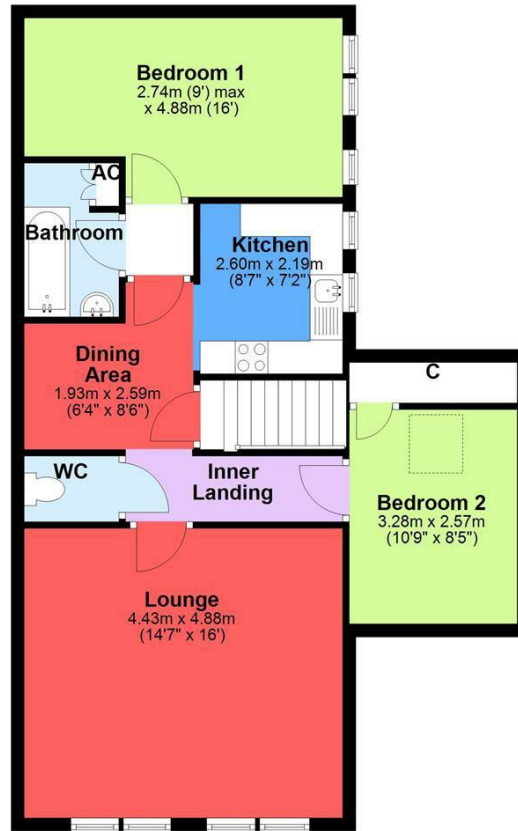
The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

FLAT 4 OLD SCHOOL CLOSE





First Floor
Approx. 70.3 sq. metres (756.8 sq. feet)



Total area: approx. 74.8 sq. metres (805.2 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	41	44
(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

Leyburn Office Sales
25 Market Place
Leyburn
North Yorkshire
DL8 5AS

01969 622194
leyburn@normanfbrown.co.uk
www.normanfbrown.co.uk

