



## 40 DALE GROVE

LEYBURN, DL8 5JG

**£189,950**  
**LEASEHOLD**

A Spacious Well Presented Detached Coach House with private patio garden and good sized garage within a popular neighbourhood setting. Entrance Hall, Lounge/Dining Room, Kitchen, 2 Double Bedrooms, Bathroom/WC, Integral Good Sized Garage, Private Patio Garden, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band C. EER C71. NO ONWARD CHAIN.

**NORMAN F. BROWN**

Est. 1967

# 40 DALE GROVE

- 2 DOUBLE BEDROOMS • SPACIOUS FIRST FLOOR FLAT • GOOD SIZED INTEGRAL GARAGE • PRIVATE PATIO GARDEN • GAS CENTRAL HEATING • UPVC DOUBLE GLAZING • NO ONWARD CHAIN



## DESCRIPTION

A Spacious Well Presented Detached Coach House with private patio garden and good sized garage within a popular neighbourhood setting. Entrance Hall, Lounge/Dining Room, Kitchen, 2 Double Bedrooms, Bathroom/WC, Integral Good Sized Garage, Private Patio Garden, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band C. EER C71. NO ONWARD CHAIN.

## ENTRANCE HALL

Radiator, ceiling halogens, stairs to first floor. Double glazed external door to Garden. Door to Garage.

## GARAGE

Light, power socket, understairs storage cupboard, automatic up and over door to front. Double glazed window to rear. Door to Hall.

## LANDING

Airing cupboard with insulated hot water cylinder, drop down hatch to part boarded loft. Double glazed window to front. Doors to Lounge, Bedrooms and Bathroom/WC.

## LOUNGE

Tv point, radiator. Double glazed window to rear. Archway to Dining Area. Door to Landing.

## DINING AREA

Radiator. Double glazed window to rear. Archways to Lounge and Kitchen.

## KITCHEN

Tiled surrounds, stainless steel one and half bowl sink unit with mixer tap, laminate work surfaces, fitted cupboards and drawers, built-in electric oven with 4 ring gas hob with cooker hood over, fridge/freezer space, built in washing machine, concealed wall mounted gas fired boiler. Double glazed window to front. Archway to Dining Area.

## BEDROOM 1

2 radiators. Double glazed windows to front and rear. Door to Landing.

## BEDROOM 2

Radiator. Double glazed window to rear. Door to Landing.

## BATHROOM/WC

Tiled surrounds, wash hand basin, panelled bath with power shower over and glass screen, extractor fan, wc. ceiling spotlights, radiator. Double glazed window to front. Door to Landing.

## OUTSIDE

Private Patio Garden enclosed by hedgerow and shrubs comprising a slate chippings sitting area, paved path to entrance door with canopy.

## SERVICES

Mains electricity, gas, water and drainage.

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Leasehold. 999 years from 1/1/2002. The vendor charges £30 p.a. to the three owners of the garages underneath the flat as their contribution to the buildings insurance. The title register is NYK 269833.

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 – 18795551

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):

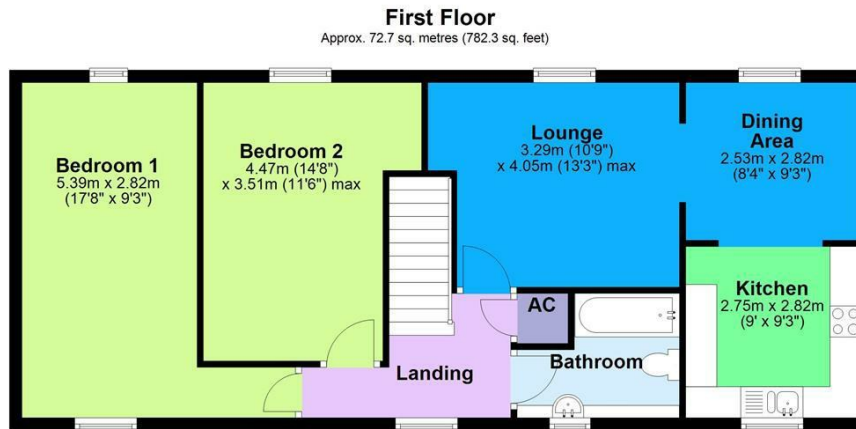
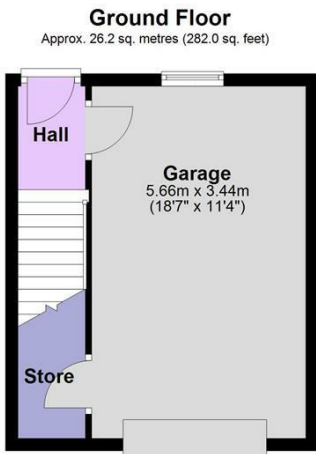
In accordance with The Money Laundering Regulations 2017, we are required by law to:

- 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.

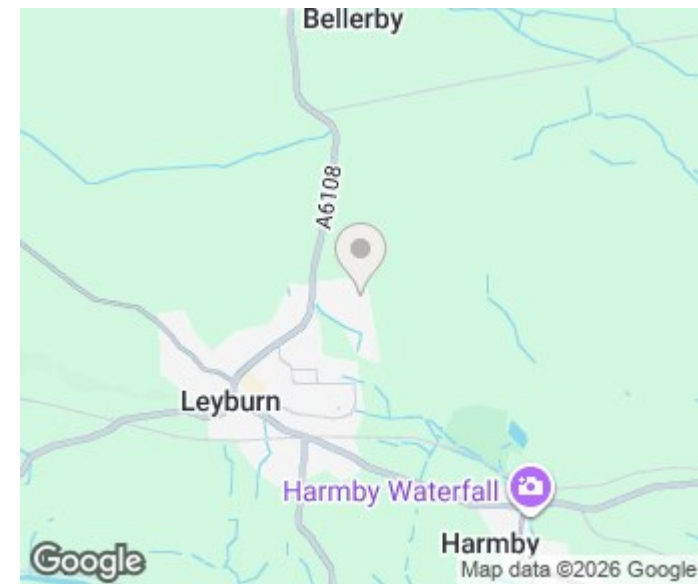
The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

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Total area: approx. 98.9 sq. metres (1064.2 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 71                      | 74        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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

**NORMAN F.BROWN**

Est. 1967