



46 BRENTWOOD
Leyburn

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Leyburn, DL8 5HT

This beautifully presented and thoughtfully designed, four-bedroom detached bungalow offers generous modern living accommodation

The property enjoys attractive gardens and far-reaching views over open farmland, all within easy reach of the town's amenities.



GSC GRAYS

PROPERTY • ESTATES • LAND

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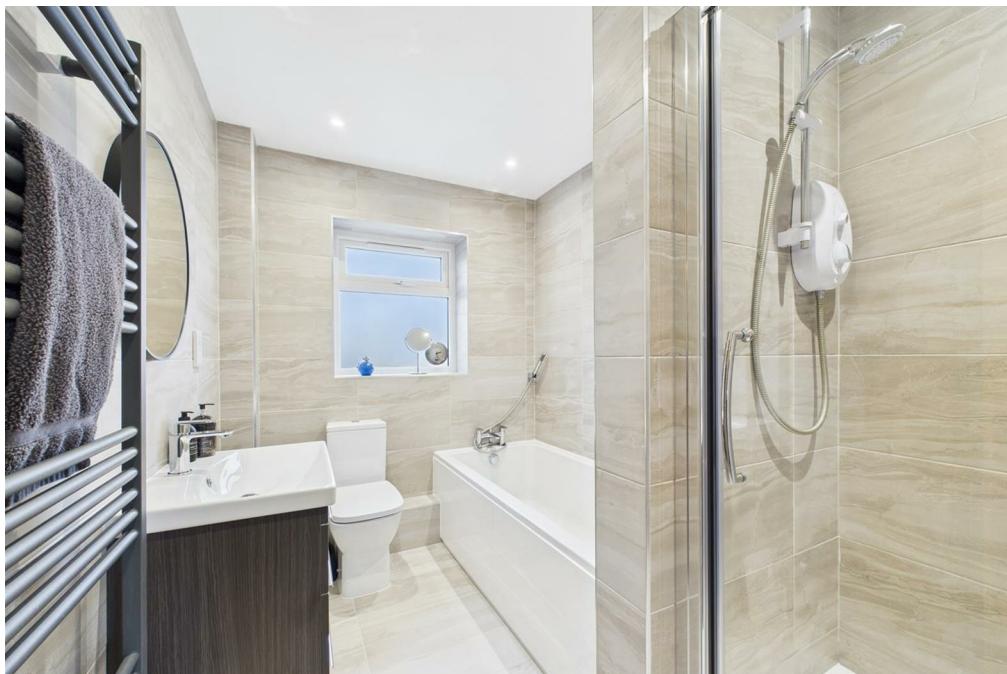
Situation and Amenities

The popular market town of Leyburn sits on the edge of the Yorkshire Dales National Park, with an abundance of recreational activities and walks on the doorstep. There is a wide variety of independent shops, as well as a Co-Operative supermarket, various pubs and eateries.

There is an active community with several sports and social clubs, as well as a primary and secondary school and a weekly Farmers' Market.

Leyburn is well located with good access to the A1 (M) approximately 25 minutes' drive away and a mainline railway station at Northallerton for commuting across the region





Accommodation

The entrance porch has a beautiful arched window to the front and leads through to the spacious reception hall. There is a vertical radiator, space for cloak storage and an airing cupboard.

At the end of the hallway, there is a living room with plenty of space for furniture, two vertical radiators, wood-burning stove, window to the side and a box bay window to the front, letting in plenty of light.

The good-sized, modern kitchen and dining area overlooks the garden and fields beyond and has a range of fitted units, a built-in fridge and freezer, fitted oven and grill, integrated dishwasher, granite work surfaces, Franke stainless steel sink, induction hob with four rings and an extractor fan. There is plenty of space for cooking and entertaining, with patio doors leading out to the garden.



The principal bedroom is a large double enjoying views over the rear garden and farmland beyond. There are fitted wardrobes, a vertical radiator and a door to the en suite, which has a low-level w.c, hand wash basin with storage under, a window to the rear, heated towel radiator and a large, step-in shower cubicle.

There is a large double bedroom to the front, along with a further front bedroom which could also be used as a study, snug or music room. The fourth bedroom is currently utilised as a useful store room.

The family bathroom is fully tiled with a panelled bath, a large, step-in shower cubicle, low-level w.c, hand wash basin with three drawers underneath, a heated towel rail and a frosted window to the rear.

Externally

The property is approached via a large driveway for multiple vehicles, leading to the garage. There is a turning area/additional parking area, mature hedging and a large area of lawn wrapping around the side of the property.

A gate leads through to the rear garden and patio, which enjoys views over farmland.

The garage has an electric door with a courtesy door to the side.

Owners' Insight

The property is in a great location, close to the town's amenities such as shops, doctor's surgery and pubs. The bungalow is light and bright, whilst the garden overlooks open fields to the rear and is very private.

Viewings

Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

Tenure

The property is believed to be offered freehold with vacant possession on completion.

Local Authority

North Yorkshire Council. Council tax band F.

Services

Mains gas, electric, water and drainage.

Particulars and Photographs

Particulars prepared and photographs taken January 2026.

46 Brentwood, Leyburn DL8 5HT

Approximate Gross Internal Area

1367 sq ft - 127 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

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6. Please discuss with us any aspects that are important to you prior to travelling to the view the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

