



**2 BOLTON WAY
LEYBURN, DL8 5HR**

**£320,000
FREEHOLD**

A Well Proportioned Detached Bungalow occupying a pleasant cul-de-sac location close to Leyburn Market Place. Requires Updating. Entrance Hall, Lounge, Dining Room, Kitchen, Conservatory, 3 Bedrooms, Bathroom/WC, Garage, Long Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band E. EER D61. NO ONWARD CHAIN.

NORMAN F.BROWN

Est. 1967

2 BOLTON WAY

• DETACHED • 3 BEDROOMS • GARAGE
AND LONG
DRIVEWAY • CONSERVATORY • CLOSE TO
LEYBURN MARKET PLACE • GAS CENTRAL
HEATING • UPVC DOUBLE GLAZING • NO
ONWARD CHAIN



DESCRIPTION

A Well Proportioned Detached Bungalow occupying a pleasant cul-de-sac location close to Leyburn Market Place. Requires Updating. Entrance Hall, Lounge, Dining Room, Kitchen, Conservatory, 3 Bedrooms, Bathroom/WC, Garage, Long Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band E. EER D61. NO ONWARD CHAIN.

ENTRANCE HALL

Coving, loft hatch, radiator. Part glazed entrance door to side to small Porch with glazed external double doors and electric meter box. Doors to Lounge, Kitchen, Bedrooms and Bathroom/WC.

LOUNGE

Coving, stone surround fireplace, radiator. Upvc double glazed bay window to front. Upvc double glazed window to side. Door to Hall. Archway to Dining Room.

DINING ROOM

Coving, radiator. Upvc double glazed window to front. Door to Kitchen. Archway to Lounge.

KITCHEN

Tiled surrounds, stainless steel single drainer sink unit with mixer tap, laminate work surfaces, oak cupboards and drawers, electric cooker space with extractor hood, fridge/freezer space, plumbing for washing machine, wall mounted BAXI gas fired boiler (installed in 2024), radiator. Upvc double glazed window to side. Doors to Dining Room and Hall. Upvc double glazed external door to side.

BEDROOM 1

Built in wardrobes, telephone point, radiator. Internal Upvc double glazed window to Conservatory. Door to Hall.

BEDROOM 2

Radiator. Upvc double glazed double doors to Conservatory. Door to Hall.

CONSERVATORY

Wall light, radiator. Upvc double glazed double doors to Rear Garden. Upvc double glazed windows. Upvc double glazed double doors to Bedroom 2.

BEDROOM 3

Fuse board, radiator. Upvc double glazed window to side. Door to Hall.

BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, panelled bath, separate

shower cubicle, extractor fan, wc, radiator, airing cupboard containing modern insulated hot water cylinder. Upvc double glazed window to side. Door to Hall.

OUTSIDE

Front Garden

Lawn, rockery, hedgerow.

To the side

Long tarmacadam driveway, light, gas meter box.

Garage

Light and double power socket, up and over door to front, part glazed personnel door side.

Rear Garden

Lawn, flower beds, shrubs, timber shed, greenhouse

SERVICES

Mains electricity, gas, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 298099.

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 – 18738837

Particulars Prepared – October 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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2 BOLTON WAY





Total area: approx. 111.7 sq. metres (1202.3 sq. feet)



Energy Efficiency Rating

A horizontal bar chart showing energy efficiency ratings from A (most efficient) to G (least efficient). The scale is color-coded: A (dark green), B (medium green), C (light green), D (yellow), E (orange), F (red-orange), and G (red). Each rating is accompanied by a numerical range in parentheses. A red arrow points to the 'G' rating, with the number '61' in a yellow box above it. Below the scale, the text 'Not energy efficient - higher running costs' is written.

| Rating | Range | Notes |
|--------|-----------|---|
| A | (92 plus) | Very energy efficient - lower running costs |
| B | (81-91) | |
| C | (69-80) | |
| D | (55-68) | |
| E | (39-54) | |
| F | (21-38) | |
| G | (1-20) | Not energy efficient - higher running costs |

Current Potential

61

Not energy efficient - higher running costs

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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NORMAN F. BROWN

Est. 1967