





MOOREDGE

SOUTH VIEW LANE, LEYBURN, DL8 5ER

£220,000

FREEHOLD

A Quietly Located Mature Detached Bungalow within walking distance of Leyburn Market Place. Requires complete modernisation. Entrance Hall, Lounge/Dining Room, Kitchen, 3 Bedrooms, Bathroom/WC, Driveway, Front and Rear Gardens, Oil Fired Central Heating. Council Tax Band D. EER E49. NO ONWARD CHAIN.

NORMAN F.BROWN

Est. 1967

MOOREDGE

• 3 BEDROOMS • DETACHED • QUIETLY LOCATED • REQUIRES COMPLETE MODERNISATION • OIL CENTRAL HEATING • NO ONWARD CHAIN





DESCRIPTION

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ENTRANCE HALL

Cloak cupboard, loft hatch. Doors to Lounge/Dining Room, Kitchen, Bedrooms, Bathroom/WC. Part glazed door to Front Garden.

LOUNGE/DINING ROOM

Stove with tiled surrounds, radiator. Window to front. Door to Hall.

KITCHEN

Tiled surrounds, stainless steel single drainer sink unit, laminate work surface, fitted cupboards and drawers, electric cooker space, fridge space, plumbing for washing machine, radiator, electric meter, airing cupboard with hot water cylinder. Window to side. Door to Hall. Part glazed door to Rear Garden.

BEDROOM 1

Built in wardrobe, radiator. Window to front. Door to Hall.

BEDROOM 2

Built in wardrobe, radiator. Window to rear. Door to Hall.

BEDROOM 3

Radiator. Window to rear. Door to Hall.

BATHROOM/WC

Wash hand basin, panelled bath, wc, radiator, electric heater. Window to rear. Door to Hall.

OUTSIDE

Front Garden

Lawn, flower beds, shrubs, hedgerow and stone wall, driveway.

To the side
Driveway

Private Rear Garden
Small attached store containing oil fired boiler. Plastic oil tank, two timber garden sheds, greenhouse.

SERVICES

Mains electricity, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 303218.

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 – 18846382

Particulars Prepared – October 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.

MOOREDGE







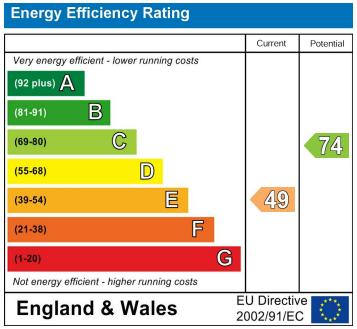
Ground Floor

Approx. 72.2 sq. metres (777.6 sq. feet)



Total area: approx. 72.2 sq. metres (777.6 sq. feet)





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

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Est. 1967