



SOUTH MOOR HOUSE

GARRISTON, NR LEYBURN, DL8 5JU

£140,000
FREEHOLD

FOR SALE BY AUCTION ON 22nd SEPTEMBER 2026. A Spacious Mature Semi Detached Family House enjoying a rural location with open south facing aspect, close to Leyburn. Requires complete renovation. Entrance Porch, Hall, Lounge, Dining Room, Kitchen/Breakfast Room, Utility Room, WC, 3 Bedrooms, Bathroom/WC, Driveway providing ample parking, Front and Rear Gardens, Oil Fired Central Heating, Part Double Glazing. Council Tax Band E. EER tbc.

NORMAN F. BROWN

Est. 1967

SOUTH MOOR HOUSE

- SPACIOUS • 3 BEDROOMS • COMPLETE RENOVATION REQUIRED • OPEN SOUTH FACING ASPECT • AMPLE PARKING • OIL FIRED CENTRAL HEATING • PART DOUBLE GLAZING



DESCRIPTION

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ENTRANCE PORCH

Dado rail, original tiled floor. External door to front. Door to Hall.

HALL

Understairs storage cupboard, radiator, original staircase, pine boarded floor. Double glazed window to front. Doors to Lounge, Dining Room and Kitchen/Breakfast Room.

LOUNGE

Tiled surround open fireplace, picture rail, wall lights, pine boarded floor, radiator. Double glazed bay window to front. Door to Hall.

DINING ROOM

Stone surround open fireplace, picture rail, wall lights, pine boarded floor, radiator. Double glazed windows to rear. Door to Hall.

KITCHEN/BREAKFAST ROOM

Stainless steel single drainer sink unit, electric meter. Double glazed window to side. Single glazed window to side. Doors to Hall and Utility Room.

UTILITY ROOM

Oil fired boiler. Double glazed window to rear. Single glazed window to side. Doors to Kitchen and WC. External door to side.

WC

Wash hand basin, wc. Single glazed window to side. Door to Utility Room.

LANDING

Pine boarded floor, walk in cupboard with single glazed window to front and loft hatch. Doors to Bedrooms and Bathroom/WC.

BEDROOM 1

Picture rail, built in wardrobe, pine boarded floor, radiator. Double glazed bay window to front.

BEDROOM 2

Picture rail, built in wardrobes, pine boarded floor, radiator. Double glazed window to rear.

BEDROOM 3

Picture rail, pine boarded floor, radiator, airing cupboard containing hot water cylinder. Single glazed window to side.

BATHROOM/WC

Fully tiled walls, pedestal wash hand basin, panelled shower bath, wc, radiator, chrome heated towel ladder, oak effect laminate floor. Door to Landing. Single glazed window to side.

OUTSIDE

Front Garden
Lawn, shrubs.

To the side
Long driveway providing ample parking

Small Rear Garden
Lawn, plastic oil tank.

Timber/corrugated sheet garage
17'0" x 19'6" max (5.18m x 5.94m)

SERVICES

Mains electricity and water. Septic tank drainage shared with the attached neighbouring property South Dyke House. We understand that the septic tank is in the adjoining farm to the rear.

AUCTION

c/o Auction House North Yorkshire & Tees Valley tel: 01642 931060, www.auctionhouse.co.uk/teesvalley

They ask all parties to complete full due-diligence on any auction property by reading a full pack prior to bidding. Come auction day (10th February), you must be in a position to legally exchange contracts at the fall of the gavel, a 10% deposit (£5,000 min) is required and completion is set for 28 days later. You must be registered to bid, Please note that previous purchases, interest or registration through the Auction House Brand are not valid for a forthcoming auction and therefore you MUST register your interest with them on 01642 931060. Please also note that holding an Elgroup account will not give you bidding authorisation, this authorisation can only be granted via the Tees Valley branch once all forms, documentation and completed ID checks have been received at teesvalley@auctionhouse.co.uk. for any further assistance, please do not hesitate to contact them.

AUCTION FEES

Buyer's Premium - 1.8% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of contracts.

Administration Charge - £1800 inc VAT payable on exchange of contracts.

Disbursements - Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold.

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 – 18833853

Particulars Prepared – September 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.

SOUTH MOOR HOUSE





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ADDITIONAL INFORMATION

Local Authority – North Yorkshire Council

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1396.00 sq ft

Tenure – Freehold



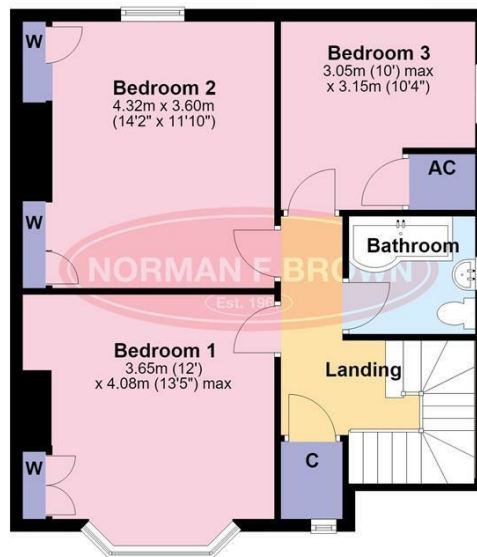
Ground Floor

Approx. 71.8 sq. metres (772.4 sq. feet)



First Floor

Approx. 58.0 sq. metres (624.3 sq. feet)



Total area: approx. 129.8 sq. metres (1396.6 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		
(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

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NORMAN F.BROWN

Est. 1967