



I Mount Drive

Leyburn, North Yorkshire, DL8 5JQ



Robin Jessop

# A SPACIOUS DETACHED BUNGALOW REQUIRING UPDATING WITH LARGE GARDENS ADJACENT OPEN COUNTRYSIDE

- Detached Residential Bungalow
- In Need of Updating Throughout
- Three Bedrooms
- Front, Rear & Side Gardens
- Driveway Parking & Single Garage
- Open Fields Behind
- Guide Price: £325,000

## SITUATION

Leyburn Town Centre 10 minutes' walk. Catterick 7 miles. A1(M) Interchange at Catterick 9 miles. Richmond 9 miles. Bedale 10 miles. Darlington 21 miles. Leeds Bradford & Newcastle International Airport are both a 90 minute drive. (All distances are approximate).

The property is situated in Mount Drive which is a popular residential location in the desirable rural market town of Leyburn. Leyburn is a thriving market town which benefits from a variety of shops, cafes, pubs, schools, doctors and dentist surgeries and a community centre.

The close proximity to the A1(M) makes commuting to the larger towns of Darlington, Harrogate, York and Teesside within reasonable distance.

## DESCRIPTION

1 Mount Drive is a traditional and spacious detached bungalow within walking distance of Leyburn town centre. The property does require updating throughout but benefits from having double glazing, replacement doors & windows and fascias and gas ducted warm air central heating.

The property is entered via a large welcoming hallway from which all rooms lead off. There is a large, dual aspect lounge with a gas fire set within a stone surround with space for a dining table. A glazed door leads to the kitchen which features a range of traditional wooden fitted units and a freestanding cooker and washing machine. A separate integrated fridge and a separate integrated freezer is also incorporated into the kitchen units. There is also a useful porch, with a wall mounted gas fire, that leads out to the rear of the property.



There are 3 good sized bedrooms and a family bathroom with WC, washbasin and bath.

Externally the bungalow is complemented by delightful gardens which wrap around the property with a driveway to the left-hand side. The gardens are laid to lawn with raised flower beds and borders with a patio and a further private garden to the side.

As well as the driveway which provides parking for 2 vehicles, there is a large single garage with a separate personal side access door.

Overall, 1 Mount Drive is a well located, spacious property set in large gardens with ample space for extending the property if required (STPP).

#### **GENERAL REMARKS & STIPULATIONS**

##### **VIEWING**

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

##### **OFFERS**

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

##### **MONEY LAUNDERING REGULATIONS**

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

##### **METHOD OF SALE**

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

##### **FIXTURES & FITTINGS**

Only those fixtures and fittings described within this brochure are included in the sale.

##### **TENURE**

Freehold with vacant possession.

##### **COUNCIL TAX**

Band E.

##### **SERVICES**

Mains electric, mains water, mains gas and mains drainage.

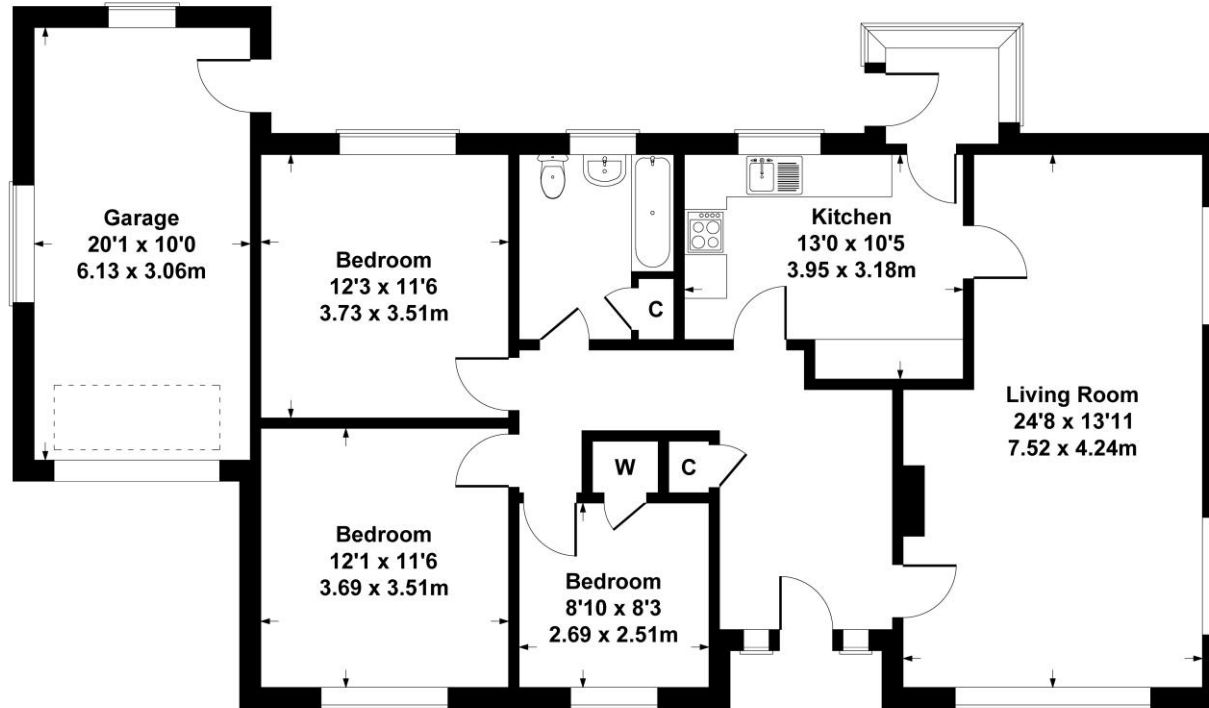
##### **LOCAL AUTHORITY**

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD



# 1 Mount Drive, Leyburn, DL8 5JQ

Approximate gross internal area  
 House 101 sq m - 1087 sq ft  
 Garage 19 sq m - 205 sq ft  
 Total 120 sq m - 1292 sq ft



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

Robin Jessop Ltd  
 info@robinjessop.co.uk  
 01969 622800  
 01677 425950  
 www.robinjessop.co.uk

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		