



## SOUTHLANDS YOREDALE AVENUE

LEYBURN, DL8 5BH

**£325,000**  
**FREEHOLD**

An Individual Detached Bungalow enjoying a tucked away location just off Leyburn Market Place and open south facing aspect from an elevated setting. Entrance Hall, Lounge, Kitchen/Breakfast Room, 2 Double Bedrooms, En-Suite Shower Room/WC, Bathroom/WC, Garage, Ample Parking, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band C. EER D64. NO ONWARD CHAIN.

**NORMAN F. BROWN**

Est. 1967

# SOUTHLANDS YOREDALE

- 2 DOUBLE BEDROOMS • INDIVIDUAL DETACHED BUNGALOW • TUCKED AWAY LOCATION CLOSE TO LEYBURN MARKET PLACE • SOUTH FACING ASPPECT • AMPLE PARKING • EN-SUITE • GARAGE • GAS CENTRAL HEATING • UPVC DOUBLE GLAZING • NO ONWARD CHAIN



## DESCRIPTION

An Individual Detached Bungalow enjoying a tucked away location just off Leyburn Market Place and open south facing aspect from an elevated setting. Entrance Hall, Lounge, Kitchen/Breakfast Room, 2 Double Bedrooms, En-Suite Shower Room/WC, Bathroom/WC, Garage, Ample Parking, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band C. EER D64. NO ONWARD CHAIN.

## ENTRANCE HALL

Radiator, access to boarded loft with drop down hatch, fold down timber ladder and light, also containing the hot water cylinder. Glazed door to Kitchen/Breakfast Room. Double glazed external door to front. Doors to Lounge, Bedrooms and Bathroom/WC.

## LOUNGE

Coving, coal effect electric fire with stone surrounds, tv point, wall lights, radiator. Upvc double glazed window to front. Door to Hall.

## KITCHEN/BREAKFAST ROOM

Tiled surrounds, stainless steel one and a half bowl sink unit with mixer tap, laminate work surfaces, oak cupboards and drawers with underlighting, breakfast bar, built in electric oven and 5 ring gas hob with extractor hood, fridge/freezer space, plumbing for washing machine, plumbing for dishwasher, wall mounted gas fired boiler, radiator. Upvc double glazed window to rear. Glazed door to Hall. Upvc double glazed external door to side.

## BEDROOM 1

Radiator. Upvc double glazed window to rear. Doors to En-Suite and Hall.

## EN-SUITE SHOWER ROOM/WC

Tiled surrounds, pedestal wash hand basin, corner shower cubicle with electric shower and glass door, wc, radiator, ceramic tiled floor. Upvc double glazed window to rear. Door to Bedroom 1.

## BEDROOM 2

Radiator. Upvc double glazed window to front. Door to Hall.

## BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, panelled bath with shower attachment and curtain and rail, wc, radiator, ceramic tiled floor. Upvc double glazed window to rear. Door to Hall.

## OUTSIDE

South Facing Tiered Front Garden

Comprising lawn, flower beds, rockery, paved patio and steps, block paved driveway providing ample parking, gas meter box.

To the side

Path leading to

Private Walled Patio Garden

Paving, timber garden shed, cold water tap, light, raised flower bed.

Detached Timber Garage

Up and over door to front, windows to either side.

## SERVICES

Mains electricity, gas, water and drainage.

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 218203.

Local Authority - North Yorkshire Council – Tel: 0300 1312131  
[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

Broadband and Mobile Phone Coverage – please check using this website

<https://checker.ofcom.org.uk>

Property Reference – 18773238

Particulars Prepared – May 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.

## SOUTHLANDS YOREDALE





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## ADDITIONAL INFORMATION

**Local Authority** – North Yorkshire Council

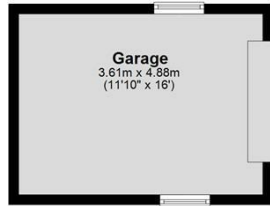
**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – 947.00 sq ft

**Tenure** – Freehold





Total area: approx. 88.1 sq. metres (947.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	<b>76</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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Est. 1967