



93 DALE GROVE

LEYBURN, DL8 5GA

£235,000
FREEHOLD

A Well Proportioned Link Detached Family House enjoying a corner site position within this popular development. Entrance Hall, Lounge, Kitchen/Dining Room, Cloakroom/WC, 3 Bedrooms, En-Suite Shower Room/WC, Family Bathroom/WC, Garage, Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band D. EER C75. NO ONWARD CHAIN.

NORMAN F. BROWN

Est. 1967

93 DALE GROVE

• 3 BEDROOMS • DETACHED • EN-SUITE • SOUTH FACING GARDEN • GARAGE • GAS CENTRAL HEATING • UPVC DOUBLE GLAZING • NO ONWARD CHAIN



DESCRIPTION

A Well Proportioned Link Detached Family House enjoying a corner site position within this popular development. Entrance Hall, Lounge, Kitchen/Dining Room, Cloakroom/WC, 3 Bedrooms, En-Suite Shower Room/WC, Family Bathroom/WC, Garage, Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band D. EER C75. NO ONWARD CHAIN.

ENTRANCE HALL

Coving, radiator, ceiling LED spotlights, telephone point, storage cupboard. Doors to Lounge, Kitchen/Dining Room and Cloakroom/WC. Entrance door to front.

LOUNGE

Coving, tv point, coal effect gas fired with marble surrounds, fitted bookshelves, radiator. Double glazed bay window to front. Further double glazed window to front. Door to Hall.

KITCHEN/DINING ROOM

Coving, tiled surrounds, stainless steel one and a half bowl sink unit with mixer tap, laminate work surfaces, cream cupboards and drawers, built in electric oven and 4 ring ceramic hob, fridge space, plumbing for washing machine, concealed gas fired wall mounted gas fired boiler, ceiling LED spotlights, ceramic tiled floor, radiator. Double glazed window to rear. Double glazed double doors to Rear Garden. Door to Hall.

CLOAKROOM/WC

Corner wash hand basin, wc, radiator, fuse board. Double glazed window to side. Door to Hall.

LANDING

Access to boarded loft space. Double glazed window to side with roller blind. Doors to Bedrooms and Bathroom/WC.

BEDROOM 1

Coving, fitted wardrobes, overhead cupboards and bed side tables, ceiling LED spotlights, radiator. Double glazed window to front. Doors to En-Suite Shower Room/WC and Landing.

ENSUITE SHOWER ROOM/WC

Fully tiled walls, pedestal wash hand basin, shower cubicle with glass door, extractor fan, wc, ceiling LED spotlights, radiator. Double glazed window to front. Door to Bedroom 1.

BEDROOM 2

Fitted wardrobe and chest of drawers, radiator. Double glazed window to rear. Door to Landing.

BEDROOM 3

Fitted wardrobe, radiator. Double glazed window to rear. Door to Landing.

FAMILY BATHROOM/WC

Fully tiled walls, pedestal wash hand basin, panelled bath, extractor fan, wc, ceiling LED spotlights, radiator, airing cupboard containing insulated hot water cylinder. Double glazed window to side. Door to Landing.

OUTSIDE

To the Front

Tarmacadam driveway, lawn, canopy over front door and light, paved path to front door.

Attached Garage

Hipped roof with rafter storage, light, double power socket, up and over door to front, personnel door to Rear Garden.

South Facing Rear Garden

Paving, flower beds, shrubs, cold water tap, light.

SERVICES

Mains electricity, gas, water and drainage

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 267944.

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 – 18785710

Particulars Prepared – March 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.

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 (30th June), 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

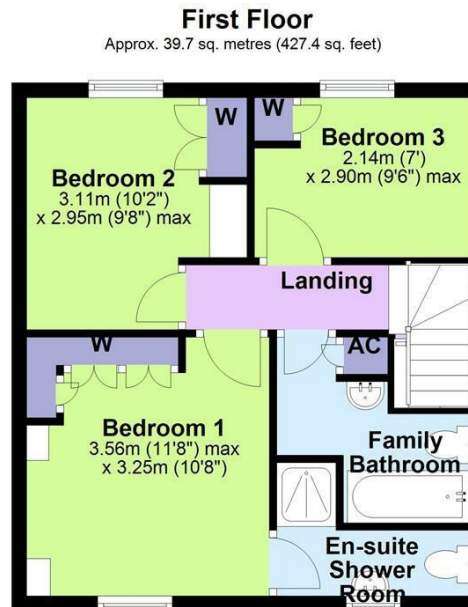
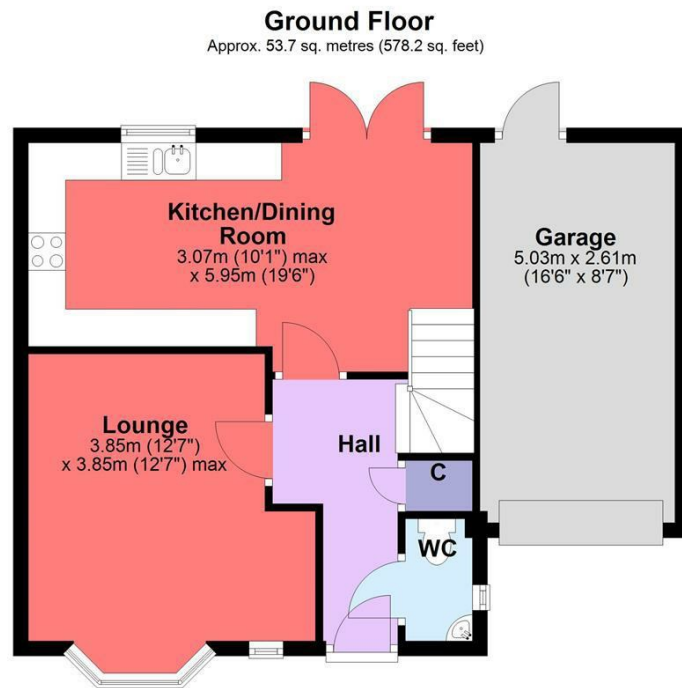
Buyer's Premium - 1.8% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of contracts.

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.

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Total area: approx. 93.4 sq. metres (1005.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(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

Leyburn Office Sales
25 Market Place
Leyburn
North Yorkshire
DL8 5AS

01969 622194
leyburn@normanfbrown.co.uk
www.normanfbrown.co.uk

NORMAN F.BROWN

Est. 1967