



## 32 ROWAN COURT

LEYBURN, DL8 5SL

**£310,000**  
**FREEHOLD**

A Well Presented Modern Detached Bungalow enjoying a cul-de-sac location close to Leyburn Market Place. Entrance Porch, Hall, Lounge, Kitchen/Dining Room, 2 Double Bedrooms, Shower Room/WC, Garage, Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band D. EER C70. NO ONWARD CHAIN.

**NORMAN F. BROWN**

Est. 1967

# 32 ROWAN COURT

- WELL PRESENTED MODERN DETACHED BUNGALOW • 2 DOUBLE BEDROOMS • CUL-DE-SAC LOCATION • WALKING DISTANCE OF LEYBURN MARKET PLACE • GARAGE AND DRIVEWAY • PRIVATE REAR PATIO GARDEN • GAS FIRED CENTRAL HEATING (INSTALLED 2024) • UPVC DOUBLE GLAZING • NO ONWARD CHAIN



## DESCRIPTION

A Well Presented Modern Detached Bungalow enjoying a cul-de-sac location close to Leyburn Market Place. Entrance Porch, Hall, Lounge, Kitchen/Dining Room, 2 Double Bedrooms, Shower Room/WC, Garage, Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band D. EER C70. NO ONWARD CHAIN.

## ENTRANCE PORCH

Radiator. Upvc double glazed entrance door to side with roller blind. Glazed door to Hall.

## HALL

Cloak cupboard, radiator, loft hatch. Doors to Lounge, Kitchen/Dining Room, Bedrooms, and Bathroom.

## LOUNGE

Maximum width. Coal effect gas fire with marble surrounds, wall lights, radiators. Upvc double glazed bay window to front with vertical blinds. Upvc double glazed window to side with vertical blinds. Door to Hall.

## KITCHEN/DINING ROOM

Tiled surrounds, stainless steel single drainer sink unit with mixer tap, oak cupboards and drawers, built in electric oven and 4 ring ceramic hob with extractor hood over, plumbing for washing machine, fridge space, ceiling LED spotlights, wall mounted BAXI gas fired combi boiler (Installed in 2024), radiator. Upvc double glazed window to front with vertical blinds. Door to Hall. Upvc double glazed entrance door to side with roller blind.

## BEDROOM 1

Maximum depth. Built in double wardrobe, radiator. Upvc double glazed window to side. Door to Landing.

## BEDROOM 2

Maximum depth. Built in double wardrobe, radiator. Upvc double glazed window to rear. Door to Landing.

## BATHROOM/WC

half tiled surrounds, vanity wash hand basin with drawers below, large tiled shower cubicle with glass doors, extractor fan, wc, heated towel ladder, ceiling LED spotlights. Upvc double glazed window to side. Door to Hall.

## OUTSIDE

Front Garden  
Gravel chippings, cold water tap.

## To the side

Tarmacadam driveway (the entrance of which is also accessed across by the neighbouring property). Gas and electric meter boxes, light. paved path to rear.

## Private Rear Patio Garden

Large stone paved patio, flower bed, shrubs, lights, outside power socket, timber summerhouse.

## GARAGE

Light and power sockets, up and over door to front, hipped roof with rafter storage. Upvc entrance door to side.

## SERVICES

Mains electricity, gas, water and drainage.

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - We understand that the property is Freehold. The title register is NYK 320222.

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 – 18574185

Particulars Prepared – March 2024.

### 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:

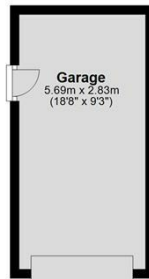
- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of 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.

## 32 ROWAN COURT



**Ground Floor**  
Approx. 83.7 sq. metres (900.9 sq. feet)



Total area: approx. 83.7 sq. metres (900.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</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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