



9 QUARRY HILLS LANE

LEYBURN, DL8 5EJ

£350,000
FREEHOLD

A Well Proportioned Three Storey Semi Detached Victorian Property enjoying a tucked away location close to Leyburn Market Place. Entrance Hall, Lounge/Dining Room, Kitchen, 4 Bedrooms, Bathroom/WC, 2 Shower Rooms, Driveway, Front and Rear Gardens, Gas Fired Central Heating. Council Tax Band D. EER E44.

NORMAN F. BROWN

Est. 1967

9 QUARRY HILLS LANE

• 4 BEDROOMS • VICTORIAN
PROPERTY • QUIETLY TUCKED AWAY
LOCATION CLOSE TO LEYBURN MARKET
PLACE • DRIVEWAY AND GARDENS • GAS
CENTRAL HEATING



DESCRIPTION

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ENTRANCE HALL

Radiator, understairs cupboard with plumbing for washing machine and tumble dryer space, fuse board cupboard, stairs to first floor. Window to front. Entrance door to front garden. Doors to Lounge, Kitchen and Bathroom/WC.

LOUNGE/DINING ROOM

Coving, living flame gas fire, oak floor, 2 antique style radiators. Sash windows to front and rear. Glazed external door to side. Door to Hall.

KITCHEN

Beech worktops, stainless steel single drainer sink unit with mixer tap, cream cupboards and drawers, built in double electric oven and 4 ring ceramic hob, extractor hood over, plumbing for dishwasher, fridge space, ceiling LED spotlights, wall mounted gas fired combi boiler (installed in 2022), oak effect laminate floor, radiator. Sash window to rear. Door to Hall.

BATHROOM/WC

Wash hand basin, panelled bath, wc, ceiling LED spotlights, radiator, cork tiled floor. Windows to either side. Internal window to Hall. Door to Landing.

LANDING

Ceiling LED spotlights, radiator. Doors to Bedrooms 1, 3 and 4 and Shower Room.

BEDROOM 1

Two antique style radiators, varnished pine boarded floor. Sash windows to front and rear. Door to Landing.

BEDROOM 3

Radiator, built in cupboards, beech effect laminate floor. Sash window to rear. Door to Landing.

BEDROOM 4

Radiator, beech effect laminate floor. Sash window to front. Door to Landing.

SHOWER ROOM/WC

Corner wash hand basin in vanity unit with cupboard below, shower cubicle with aquaboard panelling, extractor fan, wc, ceiling LED spotlights, radiator, wall mirror. Window to rear. Door to Landing.

LANDING

Roof window, ceiling halogen spotlights, under eaves storage cupboard. Doors to Bedroom 2, Shower Room and Attic.

BEDROOM 2

(restricted headroom into eaves) 2 roof windows, ceiling LED spotlights, under eaves storage cupboards, beech effect laminate floor, radiator. Two slit windows to side. Door to Landing.

SHOWER ROOM/WC

(restricted headroom into eaves) glass wash hand basin on chrome stand, tiled corner shower cubicle with electric shower, extractor fan, wc, ceiling halogen spotlights, radiator, beech effect laminate floor, under eaves storage cupboard. Door to Landing.

WALK IN ATTIC

(restricted headroom into eaves). Door to Landing.

OUTSIDE

Front Garden

Lawn, concrete path, flower beds, light, canopy over front door, electric meter box.

To the side

Tarmac driveway for 2 cars, light, gas meter box.

Private Rear Garden

Enclosed by dry stone walls, lawn, flower beds, timber shed.

SERVICES

Services.

Mains electricity, gas, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 449562.

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 – 18304418

Particulars Prepared – May 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

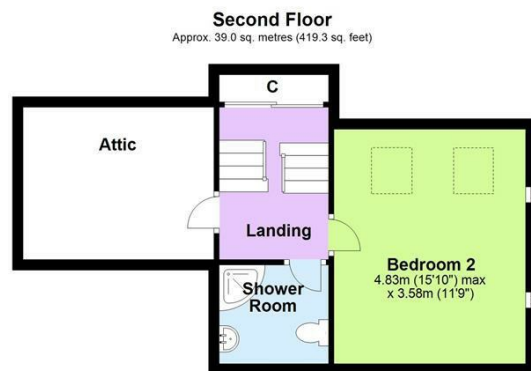
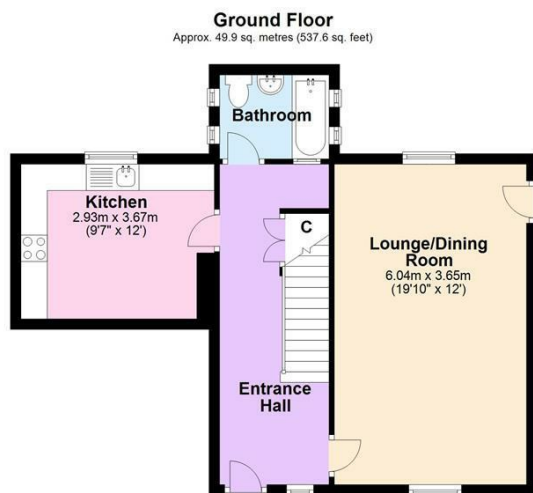
A life assurance policy may be required. Written quotation available upon request.

CONSERVATION AREA

The location has Conservation Area Status.

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Total area: approx. 140.4 sq. metres (1511.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	44	
(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