



3 MANOR COURT

MOOR ROAD, LEYBURN, DL8 5DD

£180,000
LEASEHOLD

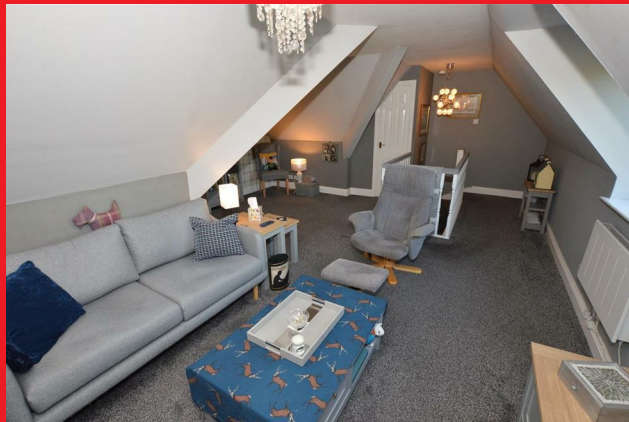
A Well Presented Modern First and Second Floor Apartment set within a desirable location overlooking Leyburn bowls club close to the Market Place. Communal Hall, Stairs and Landing, Entrance Hall, Lounge/Dining Room, Kitchen/Breakfast Room, 2 Double Bedrooms, Shower Room/WC, Allocated Parking Bay, Visitor Parking, Electric Heating, UPVC Double Glazing. Council Tax Band D. EER D67.

NORMAN F. BROWN

Est. 1967

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• 2 BEDROOMS • WELL
PRESENTED • MODERN • OVERLOOKING
LEYBURN BOWLS CLUB • CLOSE TO THE
MARKET PLACE • PARKING • ELECTRIC
HEATING • UPVC DOUBLE GLAZING



DESCRIPTION

A Well Presented Modern First and Second Floor Apartment set within a desirable location overlooking Leyburn bowls club close to the Market Place. Communal Hall, Stairs and Landing, Entrance Hall, Lounge/Dining Room, Kitchen/Breakfast Room, 2 Double Bedrooms, Shower Room/WC, Allocated Parking Bay, Visitor Parking, Electric Heating, UPVC Double Glazing. Council Tax Band D. EER D67.

COMMUNAL HALL, STAIRS AND LANDING

Electric meter cupboard.

ENTRANCE HALL

Telephone point, electric heater, telephone intercom for main entrance door, stairs to Second Floor Lounge/Dining Room. Doors to Kitchen/Breakfast Room, Bedrooms and Shower Room/WC. Entrance door to Landing.

KITCHEN/BREAKFAST ROOM

Tiled surrounds, laminate work surfaces, single drainer sink unit with mixer tap, grey cupboards and drawers, built in electric oven and 4 ring ceramic hob with glass splashback and glass MAAN extractor hood, fridge/freezer space, plumbing for washing machine, plumbing for slim dishwasher, beamed ceiling, under cupboard light, understairs storage, cupboard. Upvc double glazed windows to rear with venetian blind. Door to Hall.

BEDROOM 1

Beamed ceiling, electric heater telephone point. Upvc double glazed windows to side with venetian blind. Door to Hall.

BEDROOM 2

Beamed ceiling, electric heater. Upvc double glazed windows to side with roller blind. Door to Hall.

SHOWER ROOM/WC

Tiled surrounds, pedestal wash hand basin, wall mirror with LED lighting, shower cubicle with rainfall shower head with glass door, wc, extractor fan, beamed ceiling, chrome heated towel ladder, airing cupboard with insulated hot water cylinder and immersion heater.

LOUNGE/DINING ROOM

Tv point, telephone point, storage cupboard, 2 electric heaters. Upvc double glazed window to rear. Timber double glazed porthole window to side with feature leaded glass window. Stairs down to Hall.

OUTSIDE

Nearby allocated parking bay, visitor parking, communal grounds.

SERVICES

Mains electricity, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Leasehold. Lease term 999 years from 18 December 1992. Service charge £1,500 p.a. Ground Rent 25 p.a. The title register is NYK 271617.

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 – 18673154

Particulars Prepared – November 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.

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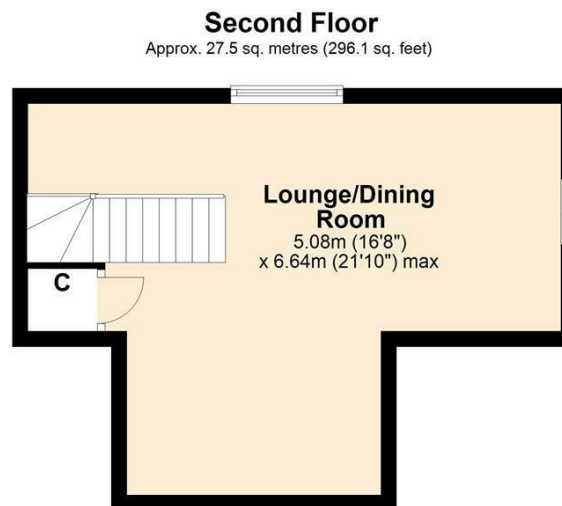
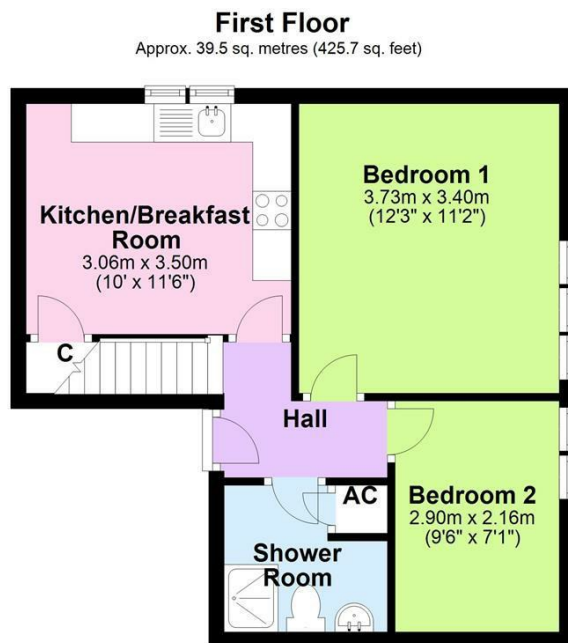
Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

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.

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Total area: approx. 67.1 sq. metres (721.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(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

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