



49 MAYTHORNE

LEYBURN, DL8 5DU

£239,950
FREEHOLD

A Well Presented Mature Semi Detached Family House with useful outside store/workshop within a pleasant neighbourhood setting. Entrance Hall, Lounge, Kitchen/Dining Room, Side Hall, Cloakroom/WC, 3 Bedrooms, Bathroom/WC, Store Room/Workshop, Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band B. EER C71.

NORMAN F. BROWN

Est. 1967

49 MAYTHORNE

- 3 BEDROOMS • MATURE SEMI DETACHED FAMILY HOUSE • USEFUL OUTSIDE STORE/WORKSHOP • PRIVATE SOUTH FACING GARDEN • OFF STREET PARKING • GAS CENTRAL HEATING • UPVC DOUBLE GLAZING



DESCRIPTION

A Well Presented Mature Semi Detached Family House with useful outside store/workshop within a pleasant neighbourhood setting. Entrance Hall, Lounge, Kitchen/Dining Room, Side Hall, Cloakroom/WC, 3 Bedrooms, Bathroom/WC, Store Room/Workshop, Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band B. EER C71.

ENTRANCE HALL

Understairs storage cupboard, radiator, stairs to first floor. Double external door to front. Part glazed doors to Lounge and Kitchen/Dining Room. Door to WC. Double glazed window to front.

LOUNGE

Television point, wall recess, 2 radiators. Double glazed window to front. Double glazed patio doors to Rear Garden. Door to Entrance Hall.

KITCHEN/DINING ROOM

Tiled surrounds, stainless steel sink unit with mixer tap, laminate work surfaces, oak cupboards and drawers with under lighting, electric cooker space with extractor hood over, recess for fridge/freezer, plumbing for washing machine, plumbing for dishwasher, ceiling LED spotlights, radiator. Double glazed window to rear. Door to Side Hall. Part glazed door to Entrance Hall.

SIDE HALL

Ceiling LED spotlights, loft hatch, cupboard containing wall mounted gas fired BAXI boiler. Composite double glazed external door to side. Door to Kitchen/Dining Room.

WC

Tiled surrounds, wash hand basin, wc, chrome heated towel ladder, extractor fan, ceramic tiled floor, ceiling LED spotlights. Double glazed window to side. Door to Entrance Hall.

LANDING

Loft hatch, radiator. Doors to Bedrooms and Bathroom/WC.

BEDROOM 1

Built in wardrobe containing insulated hot water cylinder, radiator. Double glazed window to rear. Door to Landing.

BEDROOM 2

Built in wardrobe, radiator. Double glazed window to rear. Door to Landing.

BEDROOM 3

Radiator. Double glazed window to front. Door to Landing.

BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, panelled bath with shower over and glass screen, extractor fan, wc, chrome heated towel ladder, ceiling LED spotlights. Double glazed window to front. Door to Landing.

OUTSIDE

FRONT GARDEN

Lawn, flower bed, block paved driveway, for 3 cars, gas meter box, double power socket.

STORE ROOM/WORKSHOP

Hipped roof with loft storage, light, 3 double power sockets, stainless steel sink unit with electric hot water heater, laminate work top, fitted cupboards. Double glazed window to front. Double glazed external door to side. Door to WC with wc, loft hatch and double glazed window to side.

PRIVATE SOUTH FACING REAR GARDEN

Enclosed by conifer hedgerows comprising lawn, flower bed, patio.

SERVICES

Mains electricity, gas, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 40630.

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 – 18798077

Particulars Prepared – April 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.

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Total area: approx. 101.6 sq. metres (1093.2 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 85 |
| (55-68) D | | 71 | |
| (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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