



**15 BOLTON WAY**  
**LEYBURN, DL8 5HR**

**£350,000**  
**FREEHOLD**

An Immaculate Detached Bungalow which has been extended and completely modernised to a high standard in recent years, occupying a pleasant cul-de-sac location within walking distance of Leyburn Market Place. Entrance Hall, Lounge, Kitchen/Dining Room, 2 Double Bedrooms, Bathroom/WC, Former Garage separated into Gym/Hobby Room and Garden Store, Driveway for 3 cars, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing, Security Alarm. Council Tax Band D. EER C69. NO ONWARD CHAIN.

**NORMAN F. BROWN**

Est. 1967

# 15 BOLTON WAY

- 2 DOUBLE BEDROOMS • HIGH QUALITY DETACHED BUNGALOW • EXTENDED AND COMPLETELY MODERNISED IN RECENT YEARS • PLEASANT CUL-DE-SAC LOCATION • CLOSE TO LEYBURN MARKET PLACE • GAS CENTRAL HEATING • UPVC DOUBLE GLAZING • NO ONWARD CHAIN



## DESCRIPTION

An Immaculate Detached Bungalow which has been extended and completely modernised to a high standard in recent years, occupying a pleasant cul-de-sac location within walking distance of Leyburn Market Place. Entrance Hall, Lounge, Kitchen/Dining Room, 2 Double Bedrooms, Bathroom/WC, Former Garage separated into Gym/Hobby Room and Garden Store, Driveway for 3 cars, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing, Security Alarm. Council Tax Band D. EER C69. NO ONWARD CHAIN.

## ENTRANCE HALL

Coving, oak effect Karndean flooring, built in shelved cupboard, ceiling LED spotlights, large drop down hatch and fold down ladder providing access to the part board loft space with light. Composite entrance door to front with double glazed panels. Doors to Lounge, Kitchen/Dining Room, Bedrooms and Bathroom/WC.

## LOUNGE

Coving, cast iron multi fuel stove with wood effect ceramic mantle and granite hearth, television plinth with cupboards below, radiator. Upvc double glazed display bay window to front with venetian blinds. Door to Entrance Hall.

## KITCHEN/DINING ROOM

Stainless steel sink unit with mixer tap, granite work surfaces, cream cupboards and drawers with chrome handles, built in NEFF electric oven and 4 ring gas hob with glass splash back and stainless steel extractor hood, built in slimline BOSCH dishwasher, built in BOSCH washing machine, tumble dryer space, fridge/freezer space, radiator, concealed wall mounted IDEAL gas fired combi condensing boiler, ceiling LED spotlights, built-in cloak cupboard, kick space heater, ceramic tiled floor. Two roof windows with remote control opening facility and automatic blinds. Upvc

double glazed window to rear and Upvc double doors to Rear Garden with LUXAFLEX venetian blinds. Part glazed door to Entrance Hall.

## BEDROOM 1

Coving, radiator, Upvc double glazed window to front with venetian blinds. Door to Entrance Hall.

## BEDROOM 2

Coving, radiator. Upvc double glazed window to rear with venetian blinds. Door to Entrance Hall.

## BATHROOM/WC

Fully tiled walls, vanity wash hand basin with white gloss cupboard below, panelled shower bath with rainfall shower head and additional head and hose and curved glass screen, wc, ceiling LED spotlights, chrome heated towel ladder. Upvc double glazed window to rear with venetian blinds. Door to Entrance Hall.

## OUTSIDE

### FRONT GARDEN

Comprising lawn, flower bed, recessed entrance porch, two lights, electric meter box.

### TO THE SIDE

Tarmacadam driveway for three cars, double power socket, gas meter box, plastic storage bunker, outside light.

### FORMER GARAGE separated into

GARDEN STORE with automatic roller shutter door, LED light and door to

GYM/HOBBY ROOM with laminate work top, fitted white gloss cupboards, ceiling LED spotlights, 3 double sockets. Door to Garden Store. Upvc double glazed window to side and Upvc side door to Rear Garden

## PRIVATE WEST FACING REAR GARDEN

Comprising lawn, stone flagged patio, flower beds, three lights, cold water tap, log store, gate to driveway.

## SERVICES

Mains electricity, gas, water and drainage.

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 303317.

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 – 18715420

Particulars Prepared – May 2025.

## 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.

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## ADDITIONAL INFORMATION

**Local Authority** – North Yorkshire Council

**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – 888.00 sq ft

**Tenure** – Freehold



**Ground Floor**  
Approx. 82.5 sq. metres (888.4 sq. feet)



Total area: approx. 82.5 sq. metres (888.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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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