



OVERDALE

12 THORNBOROUGH CRESCENT, LEYBURN, DL8 5DY

£170,000
FREEHOLD

FOR SALE BY AUCTION ON 19TH MAY 2026. A Mature Semi Detached Family House occupying a pleasant cul-de-sac location close to Leyburn Market Place. Requires modernisation. Entrance Hall, Lounge, Dining Room, Kitchen, Rear Hall, 3 Bedrooms, Shower Room/WC, Terraced Garden, Parking Space for One Car, Gas Fired Central Heating, Double Glazing. Council Tax Band C. EER E49. NO ONWARD CHAIN.

NORMAN F. BROWN

Est. 1967

OVERDALE

• 3 BEDROOMS • MATURE
PROPERTY • PLEASANT CUL-DE-SAC
LOCATION • CLOSE TO LEYBURN MARKET
PLACE • GAS CENTRAL HEATING • DOUBLE
GLAZING • MODERNISATION REQUIRED • NO
ONWARD CHAIN



DESCRIPTION

FOR SALE BY AUCTION ON 19TH MAY 2026. A Mature Semi Detached Family House occupying a pleasant cul-de-sac location close to Leyburn Market Place. Requires modernisation. Entrance Hall, Lounge, Dining Room, Kitchen, Rear Hall, 3 Bedrooms, Shower Room/WC, Terraced Garden, Parking Space for One Car, Gas Fired Central Heating, Double Glazing. Council Tax Band C. EER E49. NO ONWARD CHAIN.

ENTRANCE HALL

Dado rail, wall light, understairs storage cupboard, radiator, stairs to first floor. Door to Lounge. Glazed door to Dining Room. External door to side.

LOUNGE

Coving, picture rail, tiled fireplace surround, wall lights, radiator. Timber framed double glazed bay window to front. Door to Hall

DINING ROOM

Coving, picture rail, radiator, gas fire with marble surrounds and timber mantle, wall lights, recessed shelving. Upvc double glazed window to front. Glazed doors to Hall and Kitchen.

KITCHEN

Tiled surrounds, stainless steel single drainer sink until, laminate work surfaces, fitted cupboards and drawers, gas cooker point with extractor hood over, fridge space, space and plumbing for slim dishwasher, space and plumbing for washing machine, 2 radiators, understairs storage cupboard, Upvc double glazed window to side. Glazed door Dining Room. Door Side Hall.

REAR HALL

Concealed wall mounted WORCESTER gas fired combi boiler, ceramic tiled floor, concealed gas meter, fitted cupboards. Timber framed single glazed windows to rear. Door to Kitchen. External door to side.

LANDING

Dado rail, drop down hatch with pull down ladder to boarded loft space. Upvc double glazed window to rear. Doors to Bedrooms and Shower Room/WC.

BEDROOM 1

Picture rail, fitted wardrobes and chests of drawers, radiator. Upvc double glazed window to front. Door to Landing.

BEDROOM 2

Picture rail, fitted wardrobes, radiator. Timber framed double glazed bay window to front. Door to Landing.

BEDROOM 3

Picture rail, built in wardrobe and overhead cupboards, radiator. Upvc double glazed window to rear. Door to Landing.

SHOWER ROOM/WC

Aqua board wall panels, pedestal wash hand basin, panelled bath with rainfall shower head over and separate head and hose with curved glass doors, chrome heated towel ladder, shelved linen cupboard. Upvc double glazed window to rear. Door to Landing.

OUTSIDE

Front Garden

Patio, flower beds, parking space for one car.

To the side

Path leading to

Terraced Rear Garden

Patio, flower beds, shrubs, ornamental trees, timber garden shed, timber potting shed.

SERVICES

Mains electricity, gas, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold.

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 – 18691304

Particulars Prepared – June 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.

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.

AUCTION

c/o Auction House North Yorkshire & Tees Valley tel: 01642 931060, www.auctionhouse.co.uk/teesvalley

They ask all parties to complete full due-diligence on any auction property by reading a full pack prior to bidding. Come auction day (19th May), you must be in a position to legally exchange contracts at the fall of the gavel, a 10% deposit (£5,000 min) is required and completion is set for 28 days later. You must be registered to bid, Please note that previous purchases, interest or registration through the Auction House Brand are not valid for a forthcoming auction and therefore you MUST register your interest with them on 01642 931060. Please also note that holding an Elgroup account will not give you bidding authorisation, this authorisation can only be granted via the Tees Valley branch once all forms, documentation and completed ID checks have been received at teesvalley@auctionhouse.co.uk. for any further assistance, please do not hesitate to contact them.

AUCTION FEES

Buyer's Premium - 1.8% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of contracts.

Administration Charge - £1800 inc VAT payable on exchange of contracts.

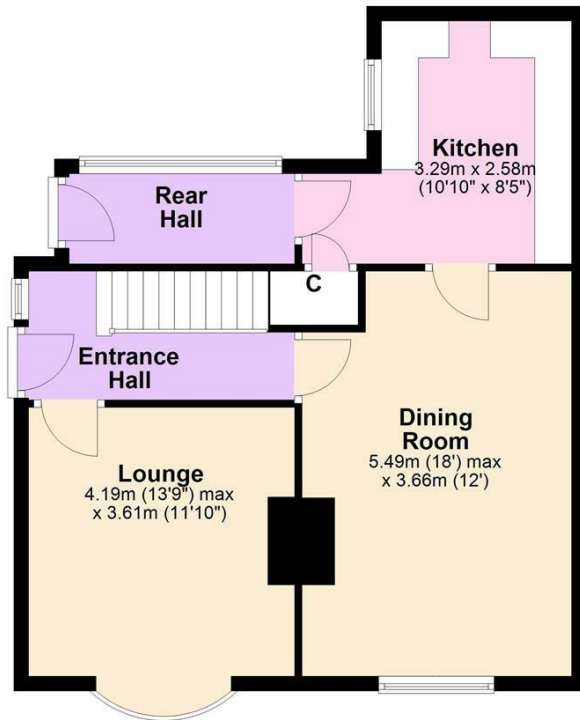
Disbursements - Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

OVERDALE



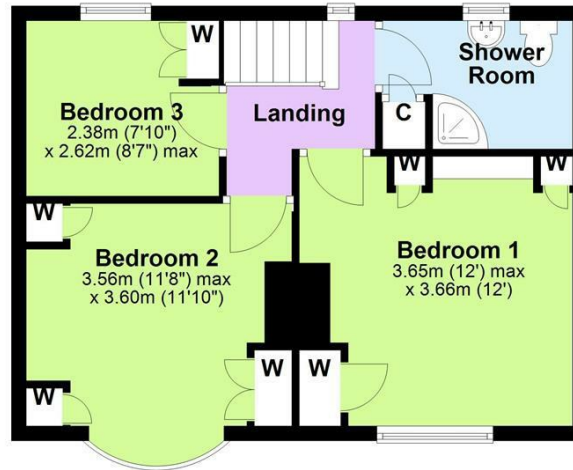
Ground Floor

Approx. 54.8 sq. metres (590.3 sq. feet)



First Floor

Approx. 41.0 sq. metres (441.1 sq. feet)



Total area: approx. 95.8 sq. metres (1031.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		69
(39-54) E	49	
(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

Leyburn Office Sales
 25 Market Place
 Leyburn
 North Yorkshire
 DL8 5AS

01969 622194
 leyburn@normanfbrown.co.uk
 www.normanfbrown.co.uk

