



24 PARK VIEW

LEYBURN, DL8 5HN

£280,000
FREEHOLD

A Spacious Detached Bungalow enjoying views towards Penhill to the rear, occupying a good sized site within a cul-de-sac location on the edge of Leyburn. Entrance Hall, Lounge, Dining Room, Garden Room, Kitchen, Cloakroom/WC, 2 Double Bedrooms, Bathroom/WC, Garage, Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band E. EER tbc. NO ONWARD CHAIN.

NORMAN F. BROWN

Est. 1967

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• 2 DOUBLE BEDROOMS • VIEWS
TOWARDS PENHILL TO THE REAR • CUL-
DE-SAC LOCATION • SPACIOUS • GAS
CENTRAL HEATING • UPVC DOUBLE
GLAZING • NO ONWARD CHAIN



DESCRIPTION

A Spacious Detached Bungalow enjoying views towards Penhill to the rear, occupying a good sized site within a cul-de-sac location on the edge of Leyburn. Entrance Hall, Lounge, Dining Room, Garden Room, Kitchen, Cloakroom/WC, 2 Double Bedrooms, Bathroom/WC, Garage, Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band E. EER tbc. NO ONWARD CHAIN.

ENTRANCE HALL

Two storage cupboards, loft hatch, coving, radiator. Upvc double glazed entrance door to front. Upvc double glazed window to front. Doors to Lounge, Dining Room, Bedrooms and Bathroom.

LOUNGE

Coving, electric fire, 2 radiators. Upvc double glazed windows to front and side with vertical blinds. Doors to Entrance Hall and Kitchen.

DINING ROOM

Coving, radiator. Upvc double glazed window to rear. Doors to Kitchen and Entrance Hall.

GARDEN ROOM

Radiator. Upvc double glazed windows to either side with vertical blinds. Upvc double glazed patio doors to Rear Garden. Archway to Kitchen.

KITCHEN

Tiled surrounds, single drainer sink unit with mixer tap, laminate work surfaces, white cupboards and drawers, electric cooker point with extractor hood over, fridge space, freezer space, plumbing for washing machine, coving, radiator, concealed wall mounted gas fired boiler. Upvc double glazed window to rear. Doors to Lounge and Dining Room. Archway to Garden Room. External entrance door to side.

CLOAKROOM/WC

Wash hand basin with tiles splashback in vanity unit with cupboard below, wc, coving. Upvc double glazed window to front. Door to Entrance Hall.

BEDROOM 1

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

BEDROOM 2

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

BATHROOM/WC

Fully tiles walls, wash hand basin in vanity unit with cupboard below, panelled bath with electric shower over and folding glass screen, wc, radiator, coving, ceramic tiled floor. Upvc double glazed window to rear. Door to Entrance Hall.

OUTSIDE

Front Garden

Lawn, flower beds, light.

To the side

Block paved driveway for 3 cars, light.

Garage

Power connected. Upvc double glazed window to side. Up and over door to front.

Private West Facing Rear Garden with views across to Penhill

Lawn, well stocked flower beds, shrubs, paved patio, two timber garden sheds.

SERVICES

Mains electricity, gas, water and drainage.

GENERAL DESCRIPTION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 174796.

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 – 18717914

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

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