



PIRIE

7 THE BUSKS, LEYBURN ROAD, MIDDLEHAM, DL8 4PP

£250,000

FREEHOLD

A Well Presented Spacious Mature Semi Detached Family House enjoying open front and rear aspects from an edge of village location close to Leyburn. Entrance Hall, Lounge, Dining Room, Kitchen, 3 Bedrooms, Bathroom/WC, South Facing Rear Garden, Oil Fired Central Heating, UPVC Double Glazing. EER D59. Council Tax Band D. NO ONWARD CHAIN.

NORMAN F.BROWN

Est. 1967

PIRIE

- 3 BEDROOMS • OPEN FRONT AND REAR ASPECTS • WELL PRESENTED • EDGE OF VILLAGE LOCATION • OIL CENTRAL HEATING • UPVC DOUBLE GLAZING • NO ONWARD CHAIN



DESCRIPTION

A Well Presented Spacious Mature Semi Detached Family House enjoying open front and rear aspects from an edge of village location close to Leyburn. Entrance Hall, Lounge, Dining Room, Kitchen, 3 Bedrooms, Bathroom/WC, South Facing Rear Garden, Oil Fired Central Heating, UPVC Double Glazing. EER D59. Council Tax Band D. NO ONWARD CHAIN.

ENTRANCE HALL

Picture rail, telephone point, walk in under stairs cupboard with double glazed window to side, further smaller under stairs cupboard, radiator, stairs to first floor. Double glazed window to front. Doors to Lounge, Dining Room and Kitchen. Double glazed entrance door to front.

LOUNGE

Picture rail, electric fire with oak surround, tv point, radiator. Double glazed bay window to front. Door to Hall.

DINING ROOM

Tv point, radiator. Double glazed window to rear. Door to Hall.

KITCHEN

Single drainer sink unit with mixer tap, marble effect laminate work surfaces, cream cupboards and drawers with chrome handles, built in electric oven, built in combi microwave oven, 4 ring ceramic hob, stainless steel splashback and glass extractor hood, plumbing for washing machine, fridge/freezer space, built in dishwasher, radiator, ceiling LED spotlights, oil fired boiler. Double glazed windows to side and rear. Door to Hall. Double glazed external door to side.

LANDING

Radiator, loft hatch. Double glazed window to side. Doors to Bedrooms and Bathroom/WC.

BEDROOM 1

Picture rail, original tiled fireplace with oak surround, radiator. Double glazed bay window to front. Door to Hall.

BEDROOM 2

Built in wardrobes, picture rail, radiator. Double glazed window to rear. Door to Hall.

BEDROOM 3

Picture rail, cupboard over the stairs, radiator. Double glazed window to front. Door to Hall.

BATHROOM/WC

Aqua board panelling, pedestal wash hand basin, panelled bath with shower over and glass screen, wc, storage cupboard, radiator. Double glazed window to rear. Door to Hall.

OUTSIDE

Front Garden

Gravel chippings, canopy over front door light.

To the side

Path with gate leading to

South West Facing Rear Garden

Lawn, flower beds, paved patio, metal storage shed, timber garden shed, plastic oil tank 1400 litre capacity.

SERVICES

Mains electricity, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 421835.

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 – 17638999

Particulars Prepared – August 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

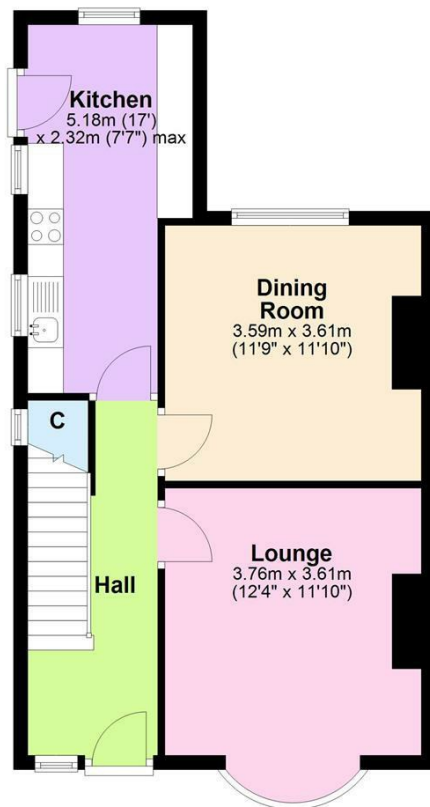
A life assurance policy may be required. Written quotation available upon request.

PIRIE



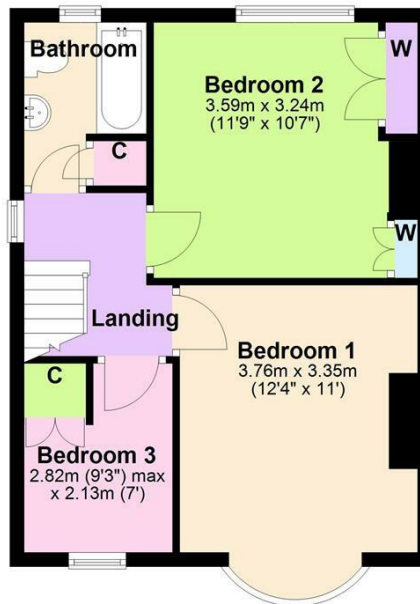
Ground Floor

Approx. 48.1 sq. metres (517.3 sq. feet)



First Floor

Approx. 41.5 sq. metres (446.9 sq. feet)



Total area: approx. 89.6 sq. metres (964.2 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		
(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

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

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

NORMAN F.BROWN

Est. 1967