



5 MANOR COURT

MOOR ROAD, LEYBURN, DL8 5DD

£210,000
LEASEHOLD

A Well Presented Recently Refurbished Spacious First Floor Apartment set within a desirable location close to Leyburn Market Place overlooking Leyburn bowls club to the rear. Communal Entrance Hall, Stairs and Landing, Lounge/Dining Room, Kitchen, 2 Double Bedrooms, Recently Fitted Shower Room/WC, Large Loft Space, Allocated Parking Bay, Recently Fitted Electric Heaters and UPVC Double Glazing, Telephone Intercom for main entrance door. Council Tax Band D. EER D67. Lease term 999 years from 3/1/1992, service charge £125 pcm.

NORMAN F. BROWN

Est. 1967

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• 2 DOUBLE BEDROOMS • RECENTLY REFUBISHED • FIRST FLOOR • DESIRABLE LOCATION CLOSE TO LEYBURN MARKET PLACE • PARKING • RECENTLY FITTED ELECTRIC HEATERS, UPVC DOUBLE GLAZING AND SHOWER ROOM • LARGE LOFT SPACE



DESCRIPTION

A Well Presented Recently Refurbished Spacious First Floor Apartment set within a desirable location close to Leyburn Market Place overlooking Leyburn bowls club to the rear. Communal Entrance Hall, Stairs and Landing, Lounge/Dining Room, Kitchen, 2 Double Bedrooms, Recently Fitted Shower Room/WC, Large Loft Space, Allocated Parking Bay, Recently Fitted Electric Heaters and UPVC Double Glazing, Telephone Intercom for main entrance door. Council Tax Band D. EER D67. Lease term 999 years from 3/1/1992, service charge £125 pcm.

COMMUNAL ENTRANCE HALL, STAIRS AND LANDING

Electric meter cupboard.

LOUNGE/DINING ROOM

Modern ROINTE KYROS electric radiator, marble surround fireplace, television point, telephone point, built-in cupboards, telephone intercom for main entrance door. Double glazed windows to front and rear overlooking Leyburn Bowls Club to the rear. Door to Communal Landing. Glazed door to Inner Hall. Door to Kitchen.

KITCHEN

Tiled surrounds, stainless steel one and a half bowl sink unit with mixer tap, laminate work surfaces, cream cupboards and drawers with under lighting, built-in electric oven and ceramic hob with extractor hood over, fridge/freezer space, plumbing for washing machine, plumbing for dishwasher, ceiling spotlights. Double glazed windows to front with roller blind. Door to Lounge/Dining Room.

INNER HALL

Access to large part boarded loft space with drop down hatch, pull down ladder and light, also containing the insulated hot water cylinder with immersion heater. Glazed door to Lounge/Dining Room. Doors to Bedroom 1, Bedroom 2 and Shower Room/WC.

BEDROOM 1

Built-in wardrobes, modern ROINTE KYROS electric radiator, telephone point. Double glazed windows to front. Door to Inner Hall.

BEDROOM 2

Built-in double wardrobe, modern ROINTE KYROS electric radiator, telephone point. Double glazed windows to rear overlooking Leyburn bowls club. Door to Inner Hall.

RECENTLY FITTED SHOWER ROOM/WC

Modern white suite comprising aquaboard wall panels, vanity wash hand basin with white gloss cupboard below, shower cubicle with glass door, extractor fan, wc, electric heated towel ladder, fitted wall mirror, storage cupboard. Double glazed windows to rear with roller blind. Door to Inner Hall.

OUTSIDE

Nearby allocated parking bay, visitor parking, communal garden.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Leasehold. Lease term 999 years from 3 January 1992. Service charge £125 pcm. Ground Rent 25 p.a. The title register is NYK 127645.

Local Authorities - North Yorkshire Council – Tel: 0300 1312131
www.northyorks.gov.uk

Property Reference – 17636831

Particulars Prepared – February 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.

SURVEY & VALUATION

A range of valuation/survey services is available for all property transactions including sale, purchase, mortgage, probate etc.

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

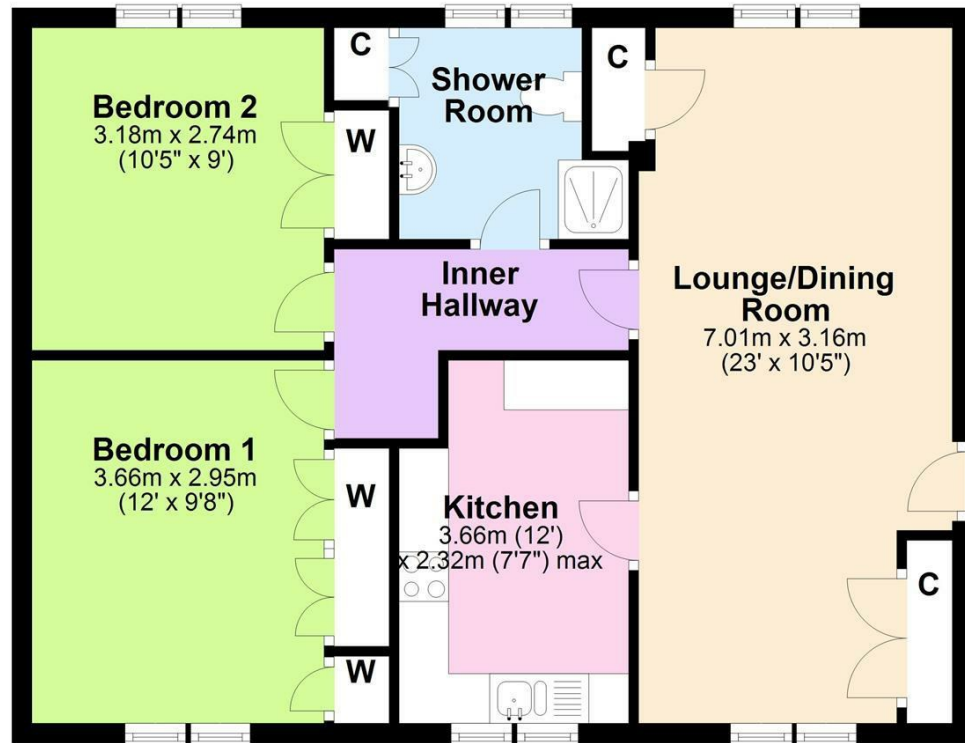
A life assurance policy may be required. Written quotation available upon request.

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First Floor

Approx. 73.2 sq. metres (787.7 sq. feet)



Total area: approx. 73.2 sq. metres (787.7 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

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