



8 STATION RISE

LEYBURN, DL8 5BZ

£290,000
FREEHOLD

A Well Presented Modern Semi Detached Family House within a pleasant cul-de-sac setting with good sized private south facing garden. Entrance Hall, Lounge, Kitchen/Dining Room, Cloakroom/WC, 3 Bedrooms, En-Suite Shower Room/WC, Family Bathroom/WC, Garage, Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band D. EER B84.

NORMAN F. BROWN

Est. 1967

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- 3 BEDROOMS • MODERN • GOOD SIZED PRIVATE SOUTH FACING GARDEN • GARAGE AND PARKING FOR 2 CARS • WELL PRESENTED • PLEASANT CUL-DE-SAC • GAS CENTRAL HEATING • UPVC DOUBLE GLAZING



DESCRIPTION

A Well Presented Modern Semi Detached Family House within a pleasant cul-de-sac setting with good sized private south facing garden. Entrance Hall, Lounge, Kitchen/Dining Room, Cloakroom/WC, 3 Bedrooms, En-Suite Shower Room/WC, Family Bathroom/WC, Garage, Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band D. EER B84.

ENTRANCE HALL

Oak effect laminate floor, radiator, stairs to first floor. Composite external door to front. Door to Lounge.

LOUNGE

Television point, telephone point, radiator. Double glazed window to front. Doors to Entrance Hall and Kitchen/Dining Room.

KITCHEN/DINING ROOM

One and a half bowl ceramic sink unit with chrome mixer tap, oak effect laminate worktops, light grey cupboards and drawers, built-in electric oven and 4 ring gas hob with glass splashback and extractor hood over, fridge/freezer space, plumbing for washing machine, built-in dishwasher, concealed wall mounted gas fired Combi boiler, ceiling LED spotlights, oak effect laminate floor, radiator. Double glazed window to rear. Double glazed double doors to Rear Garden. Doors to Cloakroom/WC and Lounge.

CLOAKROOM/WC

Pedestal wash hand basin with tiled splashback, wc, radiator, extractor fan, oak affect laminate floor, understairs storage cupboard. Door to Kitchen/Dining Room.

LANDING

Storage cupboard, radiator. Doors to Bedrooms and Family Bathroom/WC.

BEDROOM 1

Built in wardrobes, half panelled walls, television point, radiator. Double glazed window to rear. Doors to Landing and En-Suite Shower Room/WC.

EN-SUITE SHOWER ROOM/WC

Pedestal wash hand basin with tiled splashback, shower cubicle with aquaboard panels and folding glass door, extractor fan, wc, chrome heated towel ladder, electric shaver point, ceiling LED spotlights, half panelled walls. Double glazed window to side. Door to Bedroom 1.

BEDROOM 2

Radiator. Double glazed window to front. Door to Landing.

BEDROOM 3

Radiator, ceiling LED spotlights, access to part boarded loft space with drop down hatch. Double glazed window to rear. Door to Landing.

FAMILY BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, panelled bath with shower over and glass screen, extractor fan, low level WC, chrome heated towel ladder, ceiling LED spotlights. Double glazed window to front. Door to Landing.

OUTSIDE

FRONT GARDEN

Lawn, block paved driveway for 2 cars, light, gas meter box.

GARAGE

Hipped roof with rafter storage, light, 2 double power sockets, storage cupboard. Up and over door to front. Door to Rear Garden.

SIDE PATH AND GATE LEADING TO:

GOOD SIZED PRIVATE SOUTH FACING REAR GARDEN

Lawn, flower beds, paved patio, cold water tap, lights, electric meter box.

SERVICES

Mains electricity, gas, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 457643.

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 – 18796384

Particulars Prepared – April 2026.

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.

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ADDITIONAL INFORMATION

Local Authority – North Yorkshire Council

Council Tax – Band D

Viewings – By Appointment Only

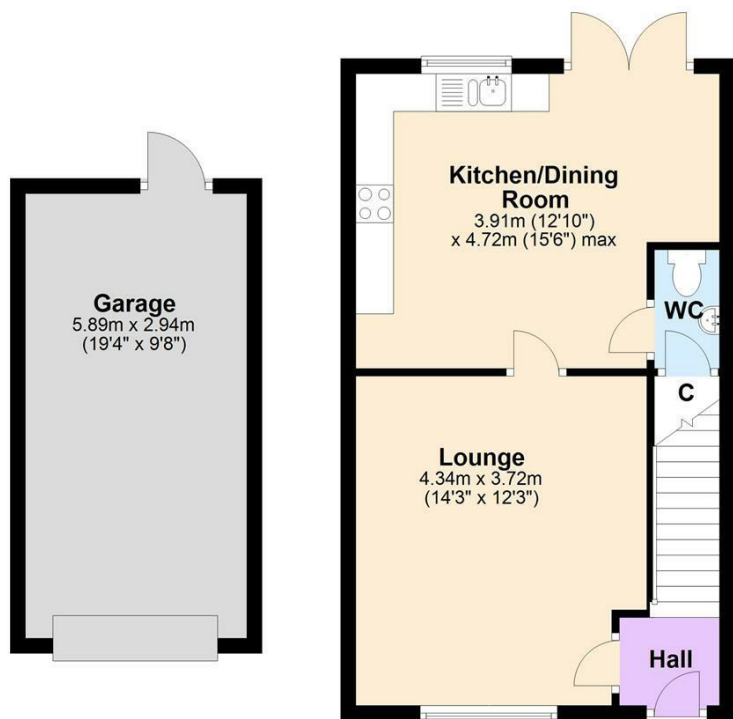
Floor Area – 1055.00 sq ft

Tenure – Freehold



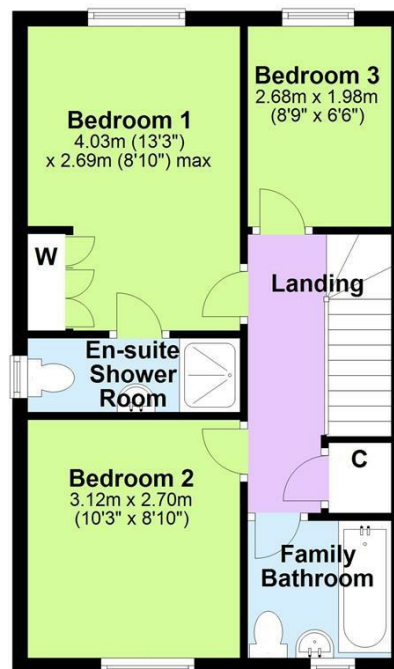
Ground Floor

Approx. 57.7 sq. metres (621.2 sq. feet)



First Floor

Approx. 40.3 sq. metres (434.1 sq. feet)



Total area: approx. 98.0 sq. metres (1055.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(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

Est. 1967