



## 78 DALE GROVE LEYBURN, DL8 5GA

A Modern Well Presented Detached Family House within a pleasant cul-de-sac location. Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room, Cloakroom/WC, 4 Bedrooms, En-Suite Shower Room/WC, Family Bathroom/WC, Integral Garage, Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band E. EER C75.

**£375,000  
FREEHOLD**

**NORMAN F. BROWN**

Est. 1967

# 78 DALE GROVE

- MODERN DETACHD FAMILY HOUSE • 4
- BEDROOMS • EN-SUITE • CUL-DE-SAC
- LOCATION • PRIVATE WEST FACING
- GARDEN • GAS CENTRAL HEATING • UPVC
- DOUBLE GLAZING



## DESCRIPTION

A Modern Well Presented Detached Family House within a pleasant cul-de-sac location. Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room, Cloakroom/WC, 4 Bedrooms, En-Suite Shower Room/WC, Family Bathroom/WC, Integral Garage, Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band E. EER C75.

## ENTRANCE HALL

Coving, radiator with cover. Composite double glazed external door to front. Doors to Lounge and Garage.

## LOUNGE

Coving, contemporary flame log effect electric fire, wall lights, telephone point, television point, two radiators, understairs storage cupboard. Double glazed bay window to front with venetian blinds. Door to Entrance Hall. Archway to Dining Room.

## DINING ROOM

Coving, radiator. Double glazed double doors to Rear Garden with vertical blinds. Archway to Lounge. Doorway to Kitchen.

## KITCHEN

Tiled surrounds, stainless steel one and a half bowl sink unit, granite work surfaces, red gloss cupboards and drawers with chrome handles, built-in electric oven, built-in microwave, ceramic hob with stainless steel splashback and extractor hood with light, granite breakfast bar, vertical radiator, plumbing for washing machine, fridge/freezer space. Double glazed window to rear with venetian blind. Doorway to Dining Room. Door to Utility Room.

## UTILITY ROOM

Granite worktop, cream cupboards, plumbing for washing machine, tumble dryer space, Travertine tiled floor, wall light. Double glazed external door to Rear Garden. Doors to WC and Kitchen.

## CLOAKROOM/WC

Vanity wash hand basin with granite worktop and cream cupboard below, wc, chrome heated towel ladder, Travertine tiled floor. Double glazed window to side with roman blind. Door to Utility Room.

## INTEGRAL GARAGE

Radiator, power connected. Up and over door to front. Door to Entrance Hall.

## LANDING

Access to part boarded loft space with drop down hatch and pull down ladder. Doors to Bedroom 1, Bedroom 2, Bedroom 3, Bedroom 4 and Family Bathroom/WC.

## BEDROOM 1

Telephone point, television point, radiator with cover, airing cupboard with lagged hot water cylinder and immersion heater. Double glazed window to front with slatted wooden shutters. Doors to En-Suite Shower Room/WC and Landing.

## EN-SUITE SHOWER ROOM/WC

Fully tiled walls, vanity wash hand basin with white cupboard below, corner shower cubicle with curved glass doors, extractor fan, wc, heated towel ladder, ceramic tiled floor, coving, glass shelf. Double glazed window to front with vertical blinds. Door to Bedroom 1.

## BEDROOM 2

Television point, radiator with cover. Double glazed window to front with roman blind. Door to Landing.

## BEDROOM 3

Radiator. Double glazed window to rear with roman blind. Door to Landing.

## BEDROOM 4

Solid maple floor, clothes rail and shelving, radiator. Double glazed widow to rear with roman blind. Door to Landing.

## FAMILY BATHROOM/WC

Vanity wash hand basin with white drawers below, panelled air bath with rainfall shower head over and separate head and hose with aqua board panelling and glass screen, extractor fan, wc, heated towel ladder, wall mounted electric toothbrush port, touch LED mirror, ceiling LED spotlights, Karndean flooring. Double glazed window to rear with vertical blinds. Door to Landing.

## OUTSIDE

### TO THE FRONT

Block paved driveway for three cars, canopy over front door.

### TO THE SIDE

Paved path with gate leading to:

### PRIVATE WEST FACING REAR GARDEN

Enclosed by timber panel fencing comprising large stone paved patio with timber pergola, raised lawn, 2 outdoor power sockets, cold water tap, timber garden shed, light.

## SERVICES

Mains electricity, gas, water and drainage.

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 287916.

Local Authority - North Yorkshire Council – Tel: 0300 1312131

[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

Broadband and Mobile Phone Coverage – please check using this website

<https://checker.ofcom.org.uk>

Property Reference – 18639386

Particulars Prepared – July 2024.

#### 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.

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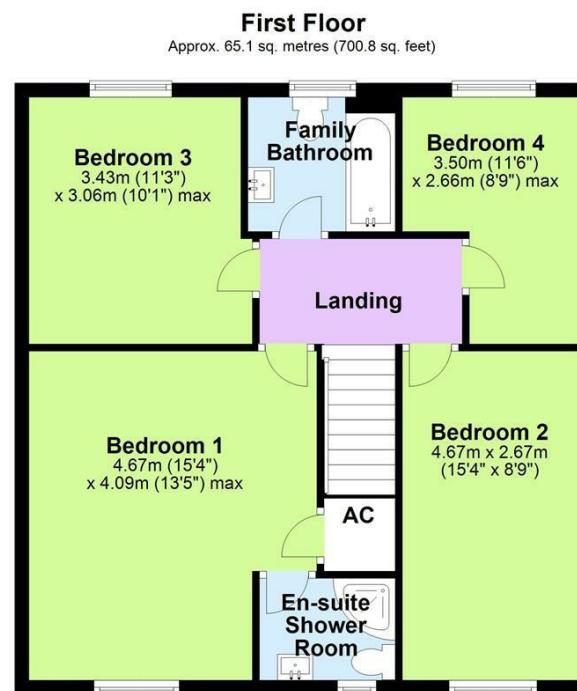
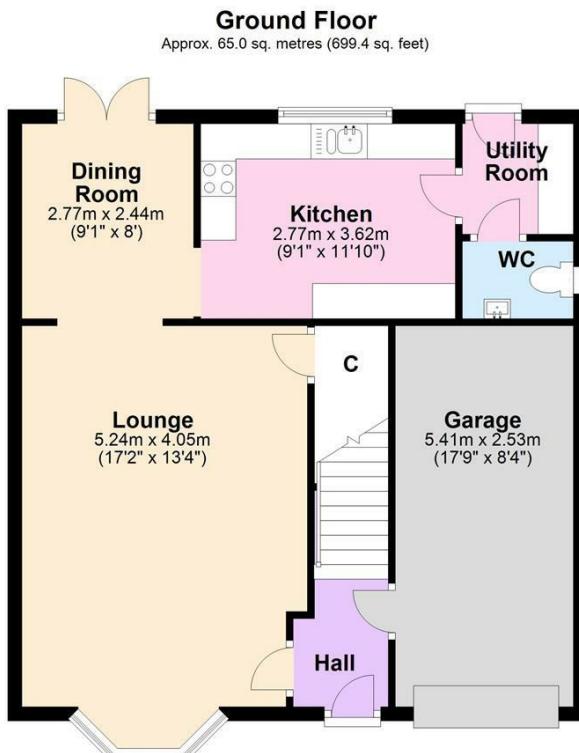
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A life assurance policy may be required. Written quotation available upon request.

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Total area: approx. 130.1 sq. metres (1400.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	83
(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