



## 5 MANOR COURT

MOOR ROAD, LEYBURN, DL8 5DD

**£230,000**  
**LEASEHOLD**

A Well Proportioned First Floor Apartment set within a Desirable Location close to Leyburn Market Place. Communal Entrance Hall, Stairs and Landing, Lounge/Dining Room, Kitchen, 2 Double Bedrooms, Shower Room/WC, Allocated Parking Bay, Night Storage Heating, Double Glazing. Council Tax Band D. EER C73. NO ONWARD CHAIN. Lease term 999 years from 3/1/1992, service charge £100 pcm, ground rent £25 p.a.

**NORMAN F. BROWN**

Est. 1967



# 5 MANOR COURT

• 2 BEDROOMS • FIRST FLOOR  
APARTMENT • DESIRABLE  
LOCATION • CLOSE TO LEYBURN MARKET  
PLACE



## DESCRIPTION

A Well Proportioned First Floor Apartment set within a Desirable Location close to Leyburn Market Place.

Communal Entrance Hall, Stairs and Landing, Lounge/Dining Room, Kitchen, 2 Double Bedrooms, Shower Room/WC, Allocated Parking Bay, Night Storage Heating, Double Glazing. Council Tax Band D. EER C73. NO ONWARD CHAIN. Lease term 999 years from 3/1/1992, service charge £100 pcm, ground rent £25 p.a.

**COMMUNAL ENTRANCE HALL, STAIRS AND LANDING (s**  
Electric meter cupboard.

## LOUNGE/DINING ROOM

Gabarron electric smart night storage heater, marble surround fireplace, television point, built-in cupboards. Double glazed windows to front and rear with vertical blinds. 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, built-in electric oven and ceramic hob with extractor hood over, under lighting to cupboards, fridge/freezer space, plumbing for washing machine, plumbing for dishwasher, ceiling spotlights. Double glazed windows to front with venetian blinds. Door to Lounge/Dining Room.

## INNER HALL

Access to part boarded loft space with drop down hatch, pull down ladder, light, also containing 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, night storage heater. Double glazed windows to front with vertical blinds. Door to Inner Hall.

## BEDROOM 2

Built-in double wardrobe, night storage heater. Double glazed windows to rear with vertical blinds. Door to Inner Hall.

## SHOWER ROOM/WC

Fully tiled walls, pedestal wash hand basin, shower cubicle, extractor fan, low level WC, ceramic tiled floor, electric wall heater, electric shaver point with light, built-in shelved cupboard. Double glazed windows to rear with vertical blinds. Door to Inner Hall.

## OUTSIDE

## ALLOCATED PARKING BAY NEARBY

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - We understand that the property is Leasehold, although we have not verified this by sight of the Title Deeds.

Lease Term: 999 years from 3/1/1992

Service Charge £100 per month

Ground Rent Approximately £25 per annum

Local Authorities - North Yorkshire Council – Tel: 0300  
1312131  
[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

Property Reference – 13912

Particulars Prepared – June 2022

### 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

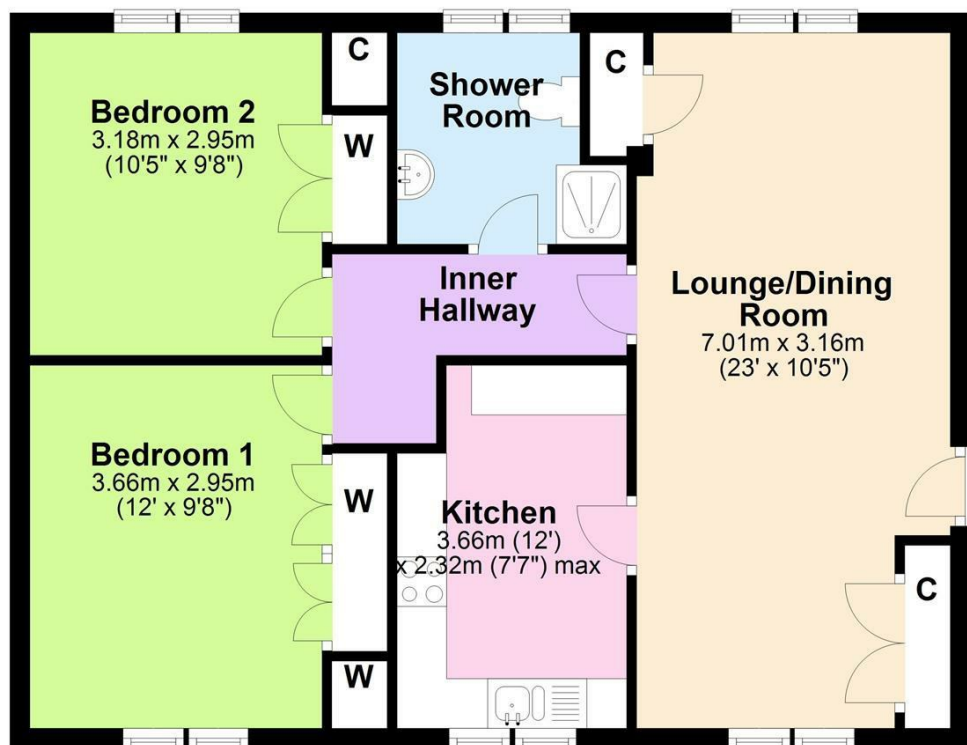
A life assurance policy may be required. Written quotation available upon request.

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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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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