



THE LAURELS

1 DALE GROVE, LEYBURN, DL8 5JG

£425,000
FREEHOLD

A Superb High Quality Detached Bungalow offering spacious accommodation occupying a corner site position on the edge of Leyburn backing onto open countryside. Lounge, Study, Kitchen/Dining Room, Boot Room, 3 Double Bedrooms, En-Suite Shower Rom/WC, Main Shower Room/WC, Attached Garage, Driveway providing ample parking, Front and Side Gardens, Gas Fired Central Heating, Double Glazing. Council Tax Band E. EER C74.

NORMAN F.BROWN

Est. 1967

THE LAURELS

- 3 DOUBLE BEDROOMS • SUPERB SPACIOUS
- DETACHED BUNGALOW • CORNER SITE
- POSITION • BACKING ONTO
- COUNTRYSIDE • ATTACHED GARAGE AND
- AMPLE PARKING • GAS FIRED CENTRAL
- HEATING • UPVC DOUBLE GLAZING



DESCRIPTION

A Superb High Quality Detached Bungalow offering spacious accommodation occupying a corner site position on the edge of Leyburn backing onto open countryside. Lounge, Study, Kitchen/Dining Room, Boot Room, 3 Double Bedrooms, En-Suite Shower Room/WC, Main Shower Room/WC, Attached Garage, Driveway providing ample parking, Front and Side Gardens, Gas Fired Central Heating, Double Glazing. Council Tax Band E. EER C74.

BOOT ROOM

Oak effect laminate work tops, range of cream cupboards, vertical radiator, ceiling LED spotlights, Amtico wood effect floor. Double glazed window to rear with roman blind. Doors to Garage and Kitchen. Composite double glazed stable door to front.

GARAGE

Light, double power socket, shelving, loft hatch, roller shutter door to front. Door to Boot Room.

KITCHEN/BREAKFAST ROOM

Stainless steel double sink unit with mixer tap with boiling water function, marble work tops, dark grey cupboards and drawers, built in BOSCH double electric oven, island breakfast bar unit with 5 ring ceramic induction hob with black glass extractor hood over, built in wine cooler, built in dishwasher, built in fridge and freezer, vertical radiator, ceiling LED spotlights, Amtico wood effect floor. Double glazed windows to rear with roller blinds. Double glazed double doors to side with widows either side with integral blinds. Door to Boot Room.

DINING AREA

Vertical radiator. Double glazed window to side with roller blind. Door to Inner Hall.

INNER HALL

Coving, drop down hatch with ladder to part board loft space with light. Doors to Lounge, Study, Utility, Bedrooms and Shower Room/WC.

LOUNGE

Coving, ceiling rose, 2 radiators, tv point. Double glazed windows to side. Double glazed double doors to front.

STUDY

Oak effect work top, light grey cupboards, Amtico wood effect floor, radiator. Double glazed window to side with roller blind. Part glazed door Inner Hallway.

UTILITY CUPBOARD

Granite work top, shelving, plumbing for washing machine, ceiling LED spotlights. Door to Inner Hall.

BEDROOM 1

Built in wardrobes with sliding mirror doors, radiator. Double glazed windows to front and side with roller blinds. Doors to En-Suite Shower Room/WC and Inner Hall.

EN-SUITE SHOWER ROOM/WC

Wash hand basin with tiled splash back, mirror door wall cabinet, large tiled shower cubicle with rainfall shower head and glass doors, extractor fan, wc, chrome heated towel ladder, ceiling LED spotlights. Double glazed window to side with roller blind. Door to Bedroom 1.

BEDROOM 2

Coving, built in wardrobe with sliding mirror doors, radiator. Double glazed window to side. Door to Inner Hall.

BEDROOM 3

Coving, built in wardrobe with sliding mirror doors, radiator. Double glazed window to side. Door to Inner Hall.

MAIN SHOWER ROOM/WC

Wash hand basin with tiled splashback, large tiled shower cubicle with rainfall shower head and glass doors, extractor fan, wc, chrome heated towel ladder, ceiling LED spotlights, airing cupboard containing gas fired boiler and insulated unvented hot water cylinder. Double glazed window to side with roller blind. Door to Inner Hall.

OUTSIDE

To the side (east)

Tarmacadam driveway providing ample parking, stone flags, lighting, electric meter box.

South Facing Front Garden

Flower beds, stone patio with railings,

To the side (east)

Lawn, stone patio, outside power points, cold water tap, lighting, gas meter box, laurel hedge.

To the rear

Path.

SERVICES

Mains electricity, gas, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 417845.

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 – 18775975

Particulars Prepared – February 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 E

Viewings – By Appointment Only

Floor Area – 1589.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	74	
(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