



2 HETTON COURT

LEYBURN, DL8 5EF

£175,000
LEASEHOLD

A Well Presented Spacious First Floor Apartment enjoying a tucked away location with pleasant south facing open aspect, close to Leyburn Market Place. Communal Hall, Stairs and Landing, Entrance Hall, Lounge/Dining Room, Kitchen, Large Double Bedroom (could easily be returned to 2 Bedrooms), Shower Room/WC, Parking Bay, Electric Heating, UPVC Double Glazing. Council Tax Band B. EER C69.

NORMAN F. BROWN

Est. 1967

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• SPACIOUS FIRST FLOOR
APARTMENT • COULD EASILY BE PUT BACK
TO 2 BEDROOMS • SOUTH FACING
VIEWS • MODERN INTERIOR • PARKING
BAY • CLOSE TO LEYBURN MARKET
PLACE



DESCRIPTION

A Well Presented Spacious First Floor Apartment enjoying a tucked away location with pleasant south facing open aspect, close to Leyburn Market Place. Communal Hall, Stairs and Landing, Entrance Hall, Lounge/Dining Room, Kitchen, Large Double Bedroom (could easily be returned to 2 Bedrooms), Shower Room/WC, Parking Bay, Electric Heating, UPVC Double Glazing. Council Tax Band B. EER C69.

ENTRANCE HALL

Entrance door to Communal Landing. Part glazed door to Inner Hall.

INNER HALL

Airing cupboard with hot water cylinder and immersion heater. Doors to Lounge/Dining Room, Kitchen, Bedroom and Shower Room/WC. Part glazed door to Entrance Hall.

LOUNGE/DINING ROOM

breakfast bar to Kitchen, flame effect electric fire, dark wood effect laminate floor, night storage heating, ceiling LED spotlights. UPVC double glazed windows to front with south facing views. Part glazed door to Inner Hall.

KITCHEN

Tiled surrounds, wood effect laminate work surfaces, one and a half bowl sink unit with mixer tap, cream cupboards and drawers, built in electric oven and 4 ring ceramic hob, built in fridge/freezer, built in washing machine, built in dishwasher, ceiling LED spotlights. Upvc double glazed window to front with south facing views. Doorway to Inner Hall.

BEDROOM (ORIGINALLY 2 BEDROOMS)

Built in wardrobe, wood effect laminate floor, 2 night storage heaters. Upvc double glazed windows to side. Doors to Inner Hall. (THE BEDROOM COULD EASILY BE PUT BACK INTO 2 BEDROOMS)

SHOWER ROOM/WC

Fully tiled surrounds, vanity wash hand basin with white gloss drawers below, two wall cupboards, wall mirror, large shower cubicle with electric shower unit and glass door, wc, extractor fan, chrome heated towel ladder, ceiling LED lighting, wood effect laminate floor. Door to Inner Hall.

OUTSIDE

Communal south facing patio, nearby parking bay.

SERVICES

Mains electricity, water and drainage.

GENERAL INFORMATION

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Leasehold. Lease term 125 years from 1st January 2015. The title register is NYK 425669.

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 – 18673154

Particulars Prepared – January 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:

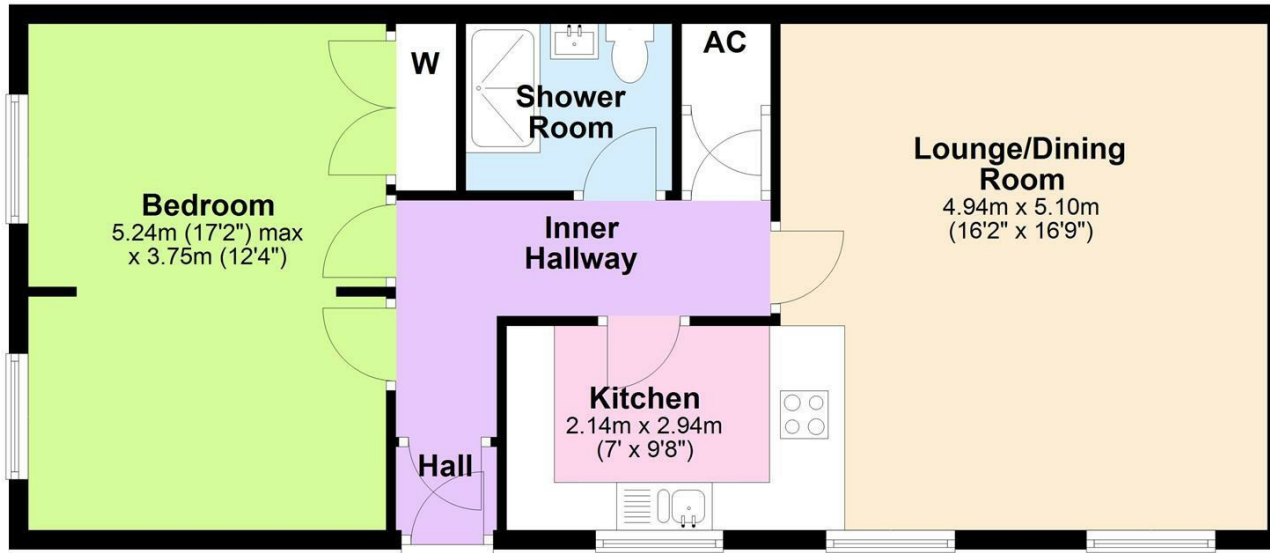
- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of 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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First Floor Approx. 63.7 sq. metres (685.8 sq. feet)



Total area: approx. 63.7 sq. metres (685.8 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

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