



## 6 ANNASGARTH CLOSE HARMBY, NR LEYBURN, DL8 5PL

**£369,950  
FREEHOLD**

A Spacious Well Presented Detached Bungalow enjoying a quiet cul-de-sac location within this popular village close to Leyburn. Entrance Porch, Hall, Lounge/Dining Room, Conservatory, Kitchen, Utility Room, Cloakroom/WC, 3 Double Bedrooms, Shower Room/WC, Integral Garage, Driveway, Well Stocked Front, Side and Rear Gardens, Electric Under Floor Heating, Double Glazing. Council Tax Band D. EER tbc.

**NORMAN F.BROWN**

Est. 1967

# 6 ANNASGARTH CLOSE

• 3 DOUBLE BEDROOMS • WELL PRESENTED • SPACIOUS • QUIET CUL-DE-SAC • PLEASANT VILLAGE CLOSE TO LEYBURN • ELECTRIC UNDERFLOOR HEATING • DOUBLE GLAZING



## DESCRIPTION

A Spacious Well Presented Detached Bungalow enjoying a quiet cul-de-sac location within this popular village close to Leyburn. Entrance Porch, Hall, Lounge/Dining Room, Conservatory, Kitchen, Utility Room, Cloakroom/WC, 3 Double Bedrooms, Shower Room/WC, Integral Garage, Driveway, Well Stocked Front, Side and Rear Gardens, Electric Under Floor Heating, Double Glazing. Council Tax Band D. EER tbc.

## ENTRANCE PORCH

Double glazed external sliding door to side. Double glazed door to Hall. Double glazed windows to front and side.

## HALL

Coving, Madeira light hickory laminate floor, telephone point, access to thickly insulated loft space. Double glazed entrance door to Entrance Porch. Doors to Lounge/Dining Room, Kitchen, WC, Bedrooms and Shower Room/WC.

## LOUNGE/DINING ROOM

Coving, telephone point, broadband connection, dark oak effect laminate floor, serving hatch to Kitchen. Double glazed window with front. Double glazed double doors to Conservatory. Doors to Hall and Utility Room.

## CONSERVATORY

Wall lights. Double glazed windows. Double glazed double doors to Rear Garden. Double glazed double doors to Lounge/Dining Room.

## KITCHEN

Tiled surrounds, stainless steel double sink unit with drainer and mixer tap, laminate effect surfaces, fitted cupboards and drawers with stainless steel handles, electric cooker space with cooker hood over, fridge space, plumbing for dishwasher, ceiling LED spotlights, serving hatch to Lounge/Dining Room. Double glazed window to rear with roller blind. Door to Hall. Double glazed door to Rear Garden.

## UTILITY ROOM

Laminate work top, plumbing for washing machine, space of condenser tumble dryer. Double glazed sliding doors to Rear Gardens. Doors to Lounge/Dining Room and Garage.

## CLOAKROOM/WC

Pedestal wash handbasin with tiled splashback, wc, cloak cupboard with sliding doors, extractor fan. Door to Hall.

## BEDROOM 1

Built in wardrobes, cupboards and shelving, oak effect laminate flooring. Double glazed window to front with vertical blinds. Door to Hall.

## BEDROOM 2

Oak effect laminate floor, built in wardrobes. Double glazed window to side. Door to Hall.

## BEDROOM 3

Built in wardrobes. Double glazed window to rear. Door to Hall.

## SHOWER ROOM/WC

Tiled surrounds, vanity wash hand basin with cupboard below, large shower cubicle with AQUALISA digital shower unit, wc, chrome heated towel rail, airing cupboard with insulate hot water cylinder, white wood grain effect laminate floor. Double glazed window to rear with roller blind. Door to Hall.

## ATTACHED GARAGE

Power sockets and light. Door to Utility Room. Up and over door to front. Double glazed window to side.

## OUTSIDE

### FRONT

Well stocked flower beds with gravel paths, patio, gravel driveway.

### TO THE SIDE (West)

Well stocked flower beds with gravel paths, sitting area with arched bench, timber garden shed.

### TO THE SIDE

Small lean to greenhouse, electric meter box, pathway

### PRIVATE SOUTH FACING REAR GARDEN

Well stocked flower beds, stone patio, timber summerhouse, cold water tap, lighting. Attached Catio (Outside Cat Enclosure).

## SERVICES

Mains electricity, water and drainage. Electric underfloor heating.

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 322160.

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

Broadband and Mobile Phone Coverage – 39 mbps

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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## ADDITIONAL INFORMATION

**Local Authority** – North Yorkshire Council

**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – 1423.00 sq ft

**Tenure** – Freehold





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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