



## 93 DALE GROVE

LEYBURN, DL8 5GA

**£295,000**  
**FREEHOLD**

A Well Proportioned Link Detached Family House enjoying a corner site position within this popular development. Entrance Hall, Lounge, Kitchen/Dining Room, Cloakroom/WC, 3 Bedrooms, En-Suite Shower Room/WC, Family Bathroom/WC, Garage, Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band D. EER tbc. NO ONWARD CHAIN.

**NORMAN F. BROWN**

Est. 1967

# 93 DALE GROVE

• 3 BEDROOMS • DETACHED • EN-SUITE • SOUTH FACING GARDEN • GARAGE • GAS CENTRAL HEATING • UPVC DOUBLE GLAZING • NO ONWARD CHAIN



## DESCRIPTION

A Well Proportioned Link Detached Family House enjoying a corner site position within this popular development. Entrance Hall, Lounge, Kitchen/Dining Room, Cloakroom/WC, 3 Bedrooms, En-Suite Shower Room/WC, Family Bathroom/WC, Garage, Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band D. EER tbc. NO ONWARD CHAIN.

## ENTRANCE HALL

Coving, radiator, ceiling LED spotlights, telephone point, storage cupboard. Doors to Lounge, Kitchen/Dining Room and Cloakroom/WC. Entrance door to front.

## LOUNGE

Coving, tv point, coal effect gas fired with marble surrounds, fitted bookshelves, radiator. Double glazed bay window to front. Further double glazed window to front. Door to Hall.

## KITCHEN/DINING ROOM

Coving, 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 4 ring ceramic hob, fridge space, plumbing for washing machine, concealed gas fired wall mounted gas fired boiler, ceiling LED spotlights, ceramic tiled floor, radiator. Double glazed window to rear. Double glazed double doors to Rear Garden. Door to Hall.

## CLOAKROOM/WC

Corner wash hand basin, wc, radiator, fuse board. Double glazed window to side. Door to Hall.

## LANDING

Access to boarded loft space. Double glazed window to side with roller blind. Doors to Bedrooms and Bathroom/WC.

## BEDROOM 1

Coving, fitted wardrobes, overhead cupboards and bed side tables, ceiling LED spotlights, radiator. Double glazed window to front. Doors to En-Suite Shower Room/WC and Landing.

## ENSUITE SHOWER ROOM/WC

Fully tiled walls, pedestal wash hand basin, shower cubicle with glass door, extractor fan, wc, ceiling LED spotlights, radiator. Double glazed window to front. Door to Bedroom 1.

## BEDROOM 2

Fitted wardrobe and chest of drawers, radiator. Double glazed window to rear. Door to Landing.

## BEDROOM 3

Fitted wardrobe, radiator. Double glazed window to rear. Door to Landing.

## FAMILY BATHROOM/WC

Fully tiled walls, pedestal wash hand basin, panelled bath, extractor fan, wc, ceiling LED spotlights, radiator, airing cupboard containing insulated hot water cylinder. Double glazed window to side. Door to Landing.

## OUTSIDE

To the Front

Tarmac driveway, lawn, canopy over front door and light, paved path to front door.

Attached Garage

Hipped roof with rafter storage, light, double power socket, up and over door to front, personnel door to Rear Garden.

South Facing Rear Garden

Paving, flower beds, shrubs, cold water tap, light.

## SERVICES

Mains electricity, gas, water and drainage

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 267944.

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 – 18785710

Particulars Prepared – March 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

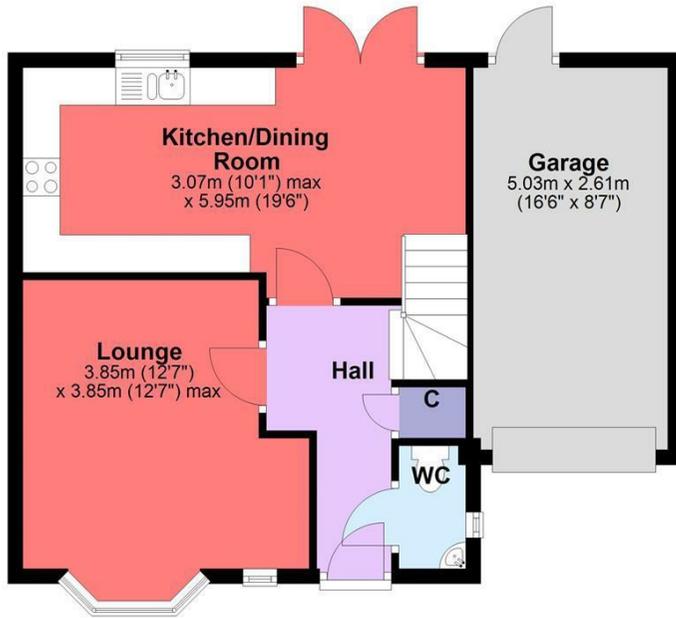
A life assurance policy may be required. Written quotation available upon request.

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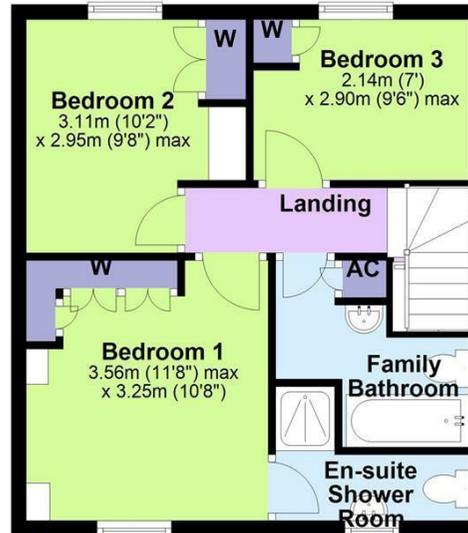
### Ground Floor

Approx. 53.7 sq. metres (578.2 sq. feet)



### First Floor

Approx. 39.7 sq. metres (427.4 sq. feet)



Total area: approx. 93.4 sq. metres (1005.6 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>			
(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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