



TAMARISK

KINGSLEY DRIVE, MIDDLEHAM, DL8 4PZ

£595,000

FREEHOLD

A Spacious High Quality Detached Split Level Bungalow occupying a good sized site within an exclusive cul-de-sac location in this desirable Dales village. Entrance Hall, Lounge, Dining Room, Conservatory, Kitchen/Breakfast Room, Utility Room, Study, 2 WC's, 3 Double Bedrooms, En-Suite Shower Rom/WC, House Bathroom/WC, Integral Double Garage, Driveway providing ample parking, Front and Rear Gardens, Oil Fired Central Heating, Double Glazing. Council Tax Band G. EER D55.

NORMAN F. BROWN

Est. 1967

TAMARISK

- 3 DOUBLE BEDROOMS • SPACIOUS AND HIGH QUALITY • GOOD SIZED SITE • DOUBLE GARAGE • AMPLE PARKING • PRIVATE GARDEN • OIL CENTRAL HEATING • DOUBLE GLAZING • EXCLUSIVE CUL-DE-SAC SETTING • STUDY AND UTILITY ROOM



DESCRIPTION

A Spacious High Quality Detached Split Level Bungalow occupying a good sized site within an exclusive cul-de-sac location in this desirable Dales village. Entrance Hall, Lounge, Dining Room, Conservatory, Kitchen/Breakfast Room, Utility Room, Study, 2 WC's, 3 Double Bedrooms, En-Suite Shower Rom/WC, House Bathroom/WC, Integral Double Garage, Driveway providing ample parking, Front and Rear Gardens, Oil Fired Central Heating, Double Glazing. Council Tax Band G. EER D55.

ENTRANCE HALL

Open pine boarded vaulted ceiling, coving, 3 radiators, wall lights, two drop down hatches with pull down ladders to the boarded attic spaces with lighting. Wide staircase leading up to the Reception Rooms. Separate staircase leading up to the Bedrooms. Stairs leading down to Lower Ground Floor. Double glazed Velux window. Glazed doors to Lounge, Dining Room and Kitchen. Doors to Bedrooms and House Bathroom/WC. Double glazed entrance door to front with double glazed windows either side.

LOUNGE

Coving, picture rail, 3 radiators, calor gas stove with stone surrounds. Double glazed windows to front with display bay window and to side. Glazed double doors to Hall.

DINING ROOM

Wall lights, ceiling rose, coving, radiator, oak boarded floor. Double glazed window to side. Glazed door to Hall. Glazed double doors to Conservatory.

CONSERVATORY

2 radiators, pine boarded ceiling with halogen spotlights, ceiling fan. Double glazed windows to side and rear. Double glazed double doors to rear garden. Glazed double doors to Dining Room.

KITCHEN/BREAKFAST ROOM

Tiled surrounds, one and a half bowl sink unit with mixer tap and waste disposal unit, wood effect laminate work surfaces, cream cupboards and drawers, built in double electric oven and 4 ring ceramic induction hob with cooker hood over, built in dishwasher, built in fridge and freezer, 2 radiators, coving, ceiling halogen spotlights, ceramic tiled floor. Double glazed window to rear. Glazed door to Hall. External door to side with double glazed panel.

CLOAKROOM/WC

Half tiled walls, pedestal wash hand basin, wc, radiator, electric shaver

point, extractor fan, wood effect laminate floor. Double glazed window to rear. Door to Landing.

BEDROOM 1

Fitted wardrobes, coving, radiator. Double glazed window to rear. Doors to En-Suite Shower Room and Hall.

EN-SUITE SHOWER ROOM/WC

Fully tiled walls, vanity wash hand basin with fitted light grey drawers below, electric shaver point, corner shower cubicle with sliding glass doors, extractor fan, wc, chrome heated towel ladder, ceiling halogen spotlights. Double glazed window to side. Door to Bedroom 1.

BEDROOM 2

Fitted wardrobes, coving, radiator. Double glazed window to front. Door to Hall.

BEDROOM 3

Coving, radiator. Double glazed window to front. Door to Hall.

HOUSE BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, electric shaver point, panelled bath with shower over and glass screen, extractor fan, wc, radiator, ceiling halogen spotlights, sparkle granite floor tiles. Double glazed window to side. Door to Door to Hall.

LOWER GROUND FLOOR HALLWAY

Wood effect laminate floor, stairs leading up to Entrance Hall. Doors to Utility Room, Study and Double Garage.

UTILITY ROOM

Double sink unit with single drainer, wood effect laminate work surfaces, white cupboards, plumbing for washing machine, oil fired boiler (installed in 2024), airing cupboard containing insulated hot water cylinder, extractor fan, wood effect laminate floor. Door to Hallway.

STUDY

Ceiling spotlights, extractor fan, radiator. Doors to WC and Hallway.

WC

Half tiled walls, pedestal wash hand basin, wc, radiator, extractor fan. Doors to Study and Double Garage.

DOUBLE GARAGE

Two automatic up and over doors to front, power sockets and lighting. Doors to Hallway and WC.

OUTSIDE

Front Garden

Block paved driveway providing ample parking, lawn, lighting.

Private South Facing Rear Garden

Lawn, flower beds, shrubs, large paved patio, lighting, timber garden shed, greenhouse, plastic bunded oil tank 2710 litre capacity.

SERVICES

Mains electricity, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 218769.

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 – 18725158

Particulars Prepared – July 2025.

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

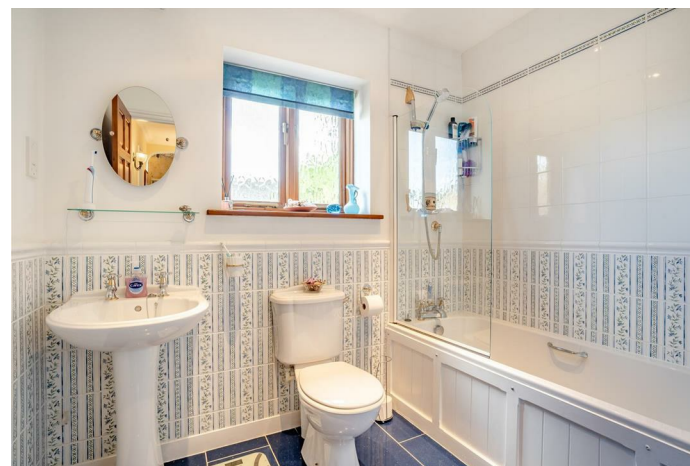
Local Authority – North Yorkshire Council

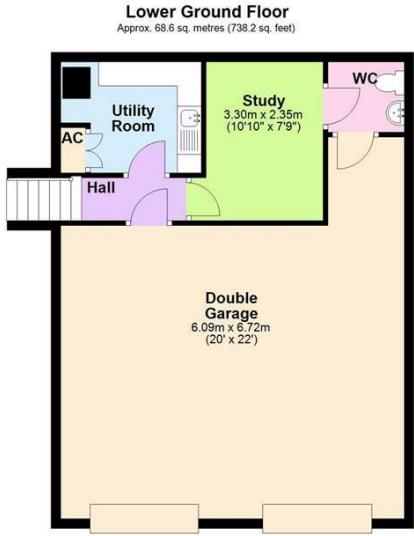
Council Tax – Band G

Viewings – By Appointment Only

Floor Area – 2374.00 sq ft

Tenure – Freehold





Total area: approx. 220.6 sq. metres (2374.5 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		55	66
(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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