



## THORNBOROUGH LODGE

MOOR ROAD, LEYBURN, DL8 5AD

**£450,000**  
**FREEHOLD**

A Traditionally Styled Individual Detached Bungalow occupying a good sized private site close to Leyburn Market Place. Entrance Hall, Lounge, Conservatory, Kitchen/Dining Room, 2 Bedrooms, Shower Room/WC, Good Sized Garage, Ample Parking, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band D. EER D66. NO ONWARD CHAIN.

**NORMAN F. BROWN**

Est. 1967



# THORNBOROUGH LODGE

- INDIVIDUAL DETACHED BUNGALOW • 2 BEDROOMS • GOOD SIZED PRIVATE SITE • CLOSE TO LEYBURN MARKET PLACE • GOOD SIZED GARAGE • AMPLE PARKING • GAS CENTRAL HEATING • UPVC DOUBLE GLAZING • NO ONWARD CHAIN



## DESCRIPTION

A Traditionally Styled Individual Detached Bungalow occupying a good sized private site close to Leyburn Market Place. Entrance Hall, Lounge, Conservatory, Kitchen/Dining Room, 2 Bedrooms, Shower Room/WC, Good Sized Garage, Ample Parking, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band D. EER D66. NO ONWARD CHAIN.

## ENTRANCE HALL

Radiator, cloak cupboard, ceramic tiled floor, access to large boarded loft space with drop down and pull down ladder (planning permission for the create of two further bedrooms and a wet room in the loft lapsed in 2023). Upvc double glazed entrance door to front. Doors to Bedrooms and Shower Room. Doorway to Kitchen.

## KITCHEN/DINING ROOM

Kitchen area comprising: Tiled surrounds, stainless steel one and a half bowl sink unit with mixer tap, laminate work surfaces fitted cupboards and drawers, built in double electric oven, 4 ring ceramic hob, stainless steel cooker hood, fridge/freezer space, ceramic tiled floor, radiator. Upvc double glazed sash windows to front. Doorway to Hall.

Dining area comprising: coving, fitted pine effect cupboards and drawers, concealed wall mounted gas fired combi boiler (installed in 2024), radiator. Upvc double glazed sash windows to front and side. Glazed door to Lounge.

## BEDROOM 1

Coving, built in wardrobes and drawers, ceiling fan light, radiator. Upvc double glazed sash window to rear. Door to Hall.

## BEDROOM 2

Coving, radiator. Upvc double glazed sash window to rear. Door to Hall.

## SHOWER ROOM/WC

Fully tiled walls, pedestal wash hand basin, wc, large shower cubicle with electric shower and glass doors, extractor fan, electric shaver point with light, radiator, ceramic tiled floor. Upvc double glazed sash window to front. Door to Hall.

## LOUNGE

Coving, 3 radiators. Upvc double glazed sash windows to rear. Glazed door to Dining Room. Upvc double glazed door to Conservatory.

## CONSERVATORY

Upvc double glazed windows. Upvc double glazed external door to rear. Upvc double glazed door to Lounge.

## OUTSIDE

Front Garden

Block paved driveway providing ample parking, lawn, flower beds, shrubs, conifers.

Good Sized Detached Garage

Power connected, hipped roof with rafter storage, roller shutter door to front. Upvc double glazed window to front. Timber external door to side with double glazed panel.

Private Low Maintenance Rear Garden

Stone flagged patio, lights, raised flower beds.

## SERVICES

Mains electricity, gas, water and drainage.

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 169720.

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 – 17636601

Particulars Prepared – June 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

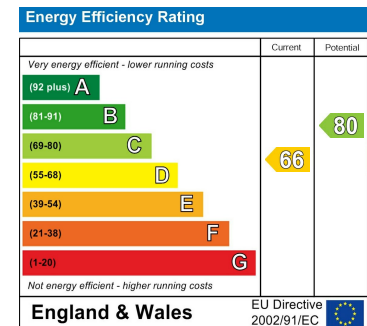
Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

**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.

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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

Richmond Office Sales  
14 Queens Road  
Richmond  
North Yorkshire  
DL10 4AG

01748 822473  
richmond@normanfbrown.co.uk  
www.normanfbrown.co.uk

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