



**129 DALE GROVE  
LEYBURN, DL8 5GA**

**£1,000 PCM**

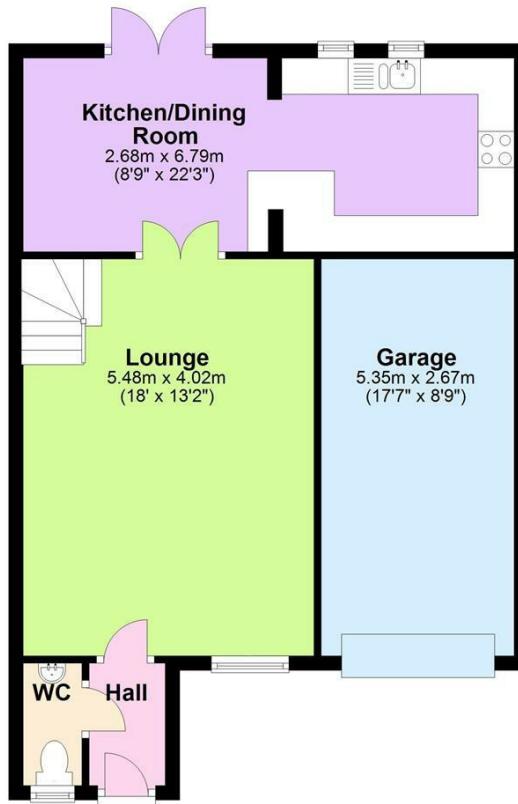
A Well Presented Spacious Detached Family House within a pleasant cul-de-sac location. Entrance Hall, Lounge, Kitchen/Dining Room, Cloakroom/WC, 3 Bedrooms, En-Suite Shower Room/WC, Family Bathroom/WC, Garage, Driveway for one car, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band D. EER D69.

**NORMAN F.BROWN**

**Est. 1967**

## Ground Floor

Approx. 59.6 sq. metres (641.4 sq. feet)



## First Floor

Approx. 48.7 sq. metres (524.6 sq. feet)



Total area: approx. 108.3 sq. metres (1166.0 sq. feet)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		69
(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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