



10 CURLEW CLOSE HARMBY, NR LEYBURN, NORTH YORKSHIRE, DL8 5QF

A NICELY SITUATED WELL PROPORTIONED TRADITIONALLY STYLED TERRACED HOUSE WITHIN A PLEASANT CUL-DE-SAC CLOSE TO LEYBURN.

Entrance Porch, Lounge, Kitchen/Dining Room, 3 Bedrooms, Bathroom/WC, Garage, Low Maintenance Front and Rear Gardens, Night Storage Heaters, UPVC Double Glazing. NO FORWARD CHAIN. EER D68.



Offers in the Region of £225,000



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The Accommodation comprises:

GROUND FLOOR

ENTRANCE PORCH

Part glazed internal door to Lounge. Double glazed window to front. Double glazed external door.

LOUNGE

4.56m x 5.40m (15' x 17'9"). Beamed ceiling, telephone point, television point, cast iron surround open fireplace with tiled hearth, night storage heater. Double glazed window to front. Part glazed door to Entrance Porch. Door to Kitchen/Dining Room.

KITCHEN/DINING ROOM

2.88m x 5.40m (9'5" x 17'9"). Night storage heater, stainless steel single drainer sink unit with mixer tap, granite worktops, oak effect cupboards and drawers, underneath wall cupboard lighting, built-in electric oven and ceramic hob with extractor hood over, built-in fridge, built-in freezer, built-in dishwasher, plumbing for washing machine, ceiling LED spotlights, ceramic tiled floor. Double glazed double

doors to Rear Garden. Double glazed window to rear. Door to Lounge.

FIRST FLOOR

LANDING

Airing cupboard with lagged hot water cylinder and immersion heater, access to loft space with drop down hatch and pull down ladder. Doors to Bedroom 1, Bedroom 2, Bedroom 3 and Bathroom/WC.

BEDROOM 1

4.56m x 2.76m (15' x 9'1"). Night storage heater. Double glazed window to front. Door to Landing.

BEDROOM 2

2.88m x 2.76m (9'5" x 9'1"). Night storage heater. Double glazed to rear. Door to Landing.

BEDROOM 3

2.88m x 2.55m (9'5" x 8'4") (maximum measurements). Night storage heater. Double glazed window to rear. Door to Landing.



BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, panelled bath with shower over and screen, low level WC, ceramic tiled floor, chrome heated towel ladder, electric shaver point, wall mirror. Double glazed window to front. Door to Landing.

OUTSIDE

NEARBY GARAGE

2.66m x 4.95m (8'9" x 16'3"). Hipped roof with rafter storage. Up and over door to front.

LOW MAINTENANCE FRONT GARDEN

Shrubs, outside courtesy light, concrete paved path, small integral store containing electric meter and light.

LOW MAINTENANCE REAR GARDEN

Gravel chippings, shrubs, patio, outside courtesy light, cold water tap.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - We understand that the property is Freehold, although we have not verified this by sight of the Title Deeds.

Local Authorities - Richmondshire District Council -
Tel: (01748) 829100.
North Yorkshire County Council -
Tel: (01609) 780780.

Property Reference – 13568

Particulars Prepared – October 2021

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.

SURVEY & VALUATION

A range of valuation/survey services is available for all property transactions including sale, purchase, mortgage, probate etc.

FREE IMPARTIAL MORTGAGE ADVICE

CALL TODAY TO ARRANGE YOUR APPOINTMENT

Mortgage Referral Arrangement

In accordance with Compliance with the Consumer Protection from Unfair Trading Regulations 2008, we declare that we routinely refer potential purchasers to L&C (London & Country Mortgages Ltd) for fee free mortgage advice. It is your decision whether you choose to deal with L&C. Should you decide to use L&C you should know that we would receive a referral fee of 25% of any payment they receive from lenders and insurers for the services they provide to you.

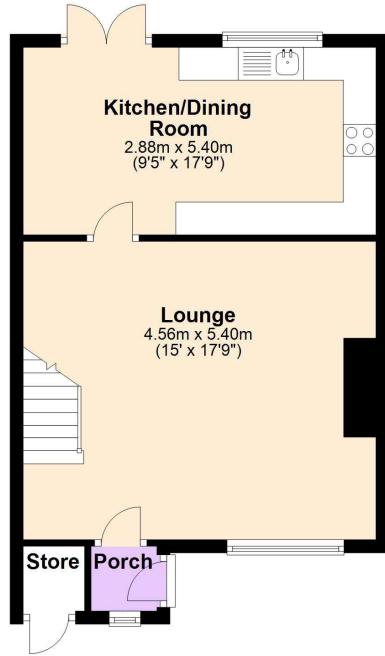
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

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



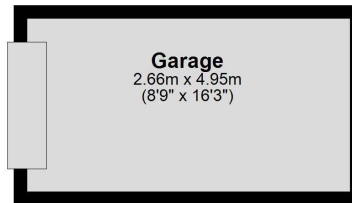
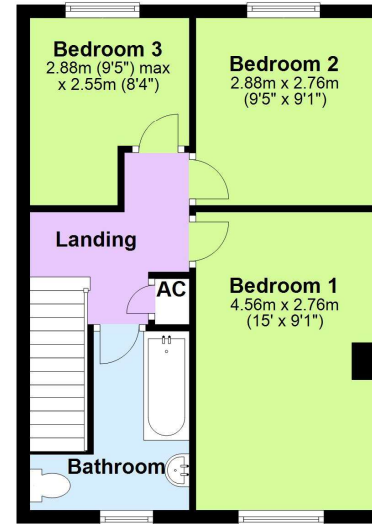
Ground Floor

Approx. 56.2 sq. metres (604.5 sq. feet)

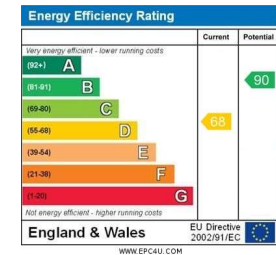


First Floor

Approx. 40.1 sq. metres (431.4 sq. feet)



Total area: approx. 96.2 sq. metres (1035.9 sq. feet)



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