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"For Sales In The Dales"



Westwood Cottage, West End

- Beautiful Semi-Detached Property
- Edge Of Town Location
- 3 Double Bedrooms
- Double Glazing & Oil Central Heating
- Large Light Living Room
- Dining Room
- Kitchen • Pantry
- Family Bathroom
- Immaculate Garden • Garden Room
- Private Parking & Garage
- Annex Potential

Postcode: **DL8 4QQ**

Tenure: **Freehold**

Council Tax Band: **C**

Energy Efficiency Band: **E**

Local & Planning Authority:
North Yorkshire Council

Guide Price £400,000 - £425,000



Westwood Cottage is a charming period semi-detached house situated in the historical town of Middleham. This lovely property boasts three good size bedrooms, offering ample space for a family or professionals looking for a peaceful retreat.

Middleham, located in the heart of the Yorkshire Dales, is famous for its castle and racehorse connections and has an excellent range of pubs, shops, and restaurants. There is also a church, primary school, and an active community centre. Middleham is located approximately 2 miles south of Leyburn and is surrounded by the beautiful scenery of the Yorkshire Dales.



Internally, the property is tastefully decorated and well-appointed, with a spacious living room, separate dining room, and a large modern kitchen. Upstairs there are 3 double bedrooms and a family bathroom.

The house features a private well-maintained garden and patio area, perfect for outdoor relaxation and entertaining. Additional benefits include off-street parking, a garage and garden room with potential for conversion to an annex. The location provides a tranquil ambience while still being within easy reach of local amenities.



Westwood Cottage is an ideal family home, active retirement or investment property. Viewing is essential to appreciate the beauty of this property.

Ground Floor

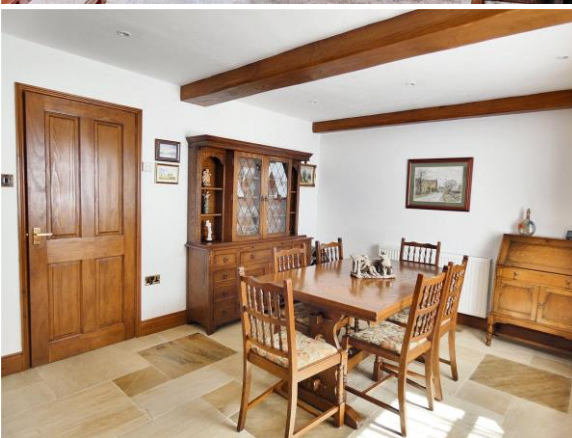
Entrance Hall Stone flagged flooring. Radiator. Staircase.

Living Room Fitted carpet. Feature beams. 2 Radiators. Gas stove in fireplace. Window to front. Patio doors to rear garden.

Dining Room Stone flagged flooring. Feature beams. Radiator. Window to front.

Kitchen Stone flagged flooring. Partially tiled walls. Good range of wall and base units. Granite worktops. Electric Rangemaster oven and grill. Extractor fan. Integrated dishwasher. Integrated washing machine. Vertical radiator. Window and door to rear garden.

Pantry Stone flagged flooring. Oil boiler. Space for fridge and freezer. Shelves. Frosted window to rear.



First Floor

Stairs/Landing Fitted carpet. Radiator. Window to rear.

Bedroom 1 Large double bedroom. Fitted carpet. 2 Radiators. Windows to front and rear.

Bedroom 2 Good double bedroom. Fitted carpet. Radiator. Airing cupboard housing hot water cylinder. Window to front.

Bedroom 3 Good bedroom. Potential to fit a double bed. Fitted carpet. Radiator. Loft hatch. Window to front.

Bathroom Vinyl flooring. Tiled walls. Radiator. Wash basin. WC. Bath. Corner shower. Frosted window to rear.



Outside

Rear Garden Beautifully landscaped garden. Partially laid to gravel. Raised flower beds. Well established plants and shrubs. Raised patio area. External power points. External tap.

Outside WC Tiled flooring. Ceiling beam. WC. Wash basin.

Garden Room 8'5" x 12'10" Tiled flooring. Power and light. Potential for creating an annex along with the garage.

Garage 16'5" x 10'10" Integral door from outbuilding. Door from patio and double garage doors to front. Power and light. Shelving. Really good storage.

Parking Double wooden doors leading from roadside to private gravelled driveway.

Shed Wooden shed housing oil tank and LPG cylinders.

Services

Mains electric, water and sewerage.

Oil central heating.

Broadband: Basic: 5 Mbps. Superfast: 78 Mbps

Flood Risk: Reported to be very low and has no history flooding.



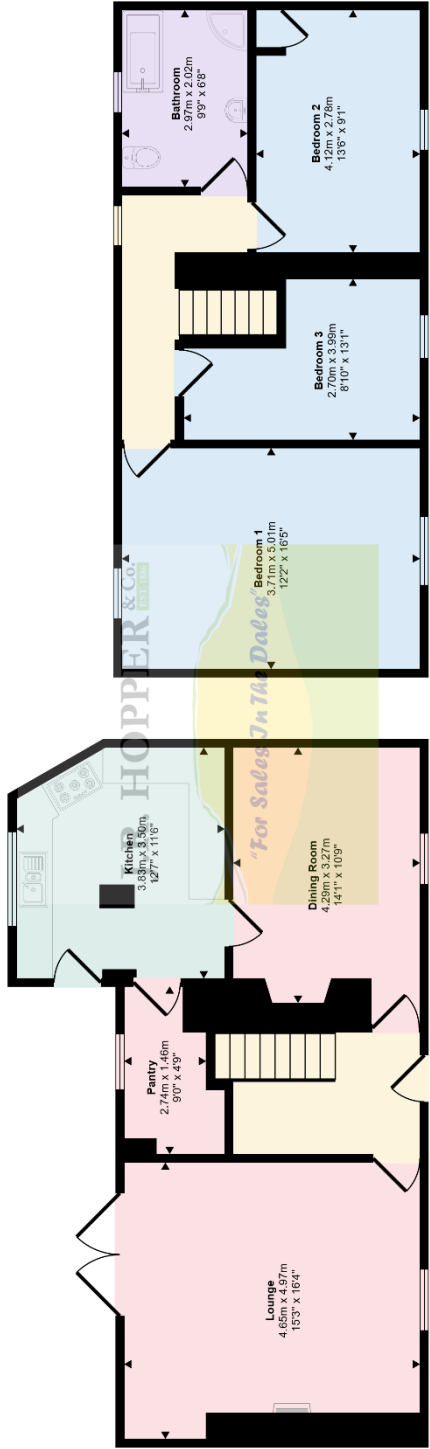


Items in these photographs and tours may not be included in the sale • J. R. Hopper & Co. has not tested services, fixtures, fittings, central heating, gas, and electrical systems. If in doubt, purchasers should seek professional advice • J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition, the Purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure • Viewings by appointment only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	47	82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Approx Gross Internal Area
119 sq m / 1283 sq ft



Ground Floor
Approx 64 sq m / 691 sq ft

First Floor
Approx 55 sq m / 591 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.