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"For Sales In The Dales"



3 West End, Middleham

- Character Grade II Listed Stone Cottage
- Large Garden To Rear
- 3 Good Sized Bedrooms
- Living Room With Multi Fuel Stove
- Kitchen Dining Room
- Utility
- Family Bathroom
- Safe On Street Parking
- Excellent Family Home

Postcode: **DL8 4QJ**

Tenure: **Freehold**

Council Tax Band: **B**

Energy Efficiency Band:
Exempt

Local & Planning Authority:
North Yorkshire Council

Offers Over: £300,000



3 West End is a lovely character cottage situated on the outskirts of the sought-after township of Middleham.

Middleham, 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.

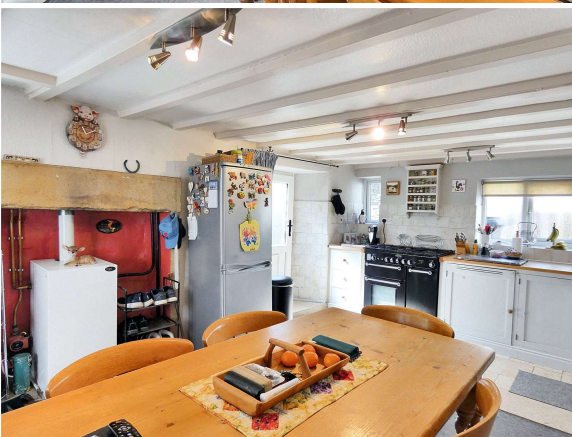


The living accommodation is spacious, with the ground floor featuring a character-filled living room and a kitchen-diner that includes a handy understairs pantry and a separate utility room. To the first floor, there are three generously sized bedrooms and a modern family bathroom.

This property has been well maintained and benefits from oil central heating.

Externally, to the front of the property, there is a cobbled communal area that offers safe and convenient on-street parking. A shared access gate leads to the rear, where you'll find a sunny, south-facing garden. The garden features a combination of lawn, gravel, and stone-flagged patio areas, along with both wooden and stone-built sheds.

This property is ideal for full time living, holiday or second home in the dales.



Ground Floor

Entrance Porch Tiled flooring. Consumer unit. Shelving. Wooden front door.

Living Room Fitted carpet. Feature beams. Fireplace with multi fuel stove. 3 Alcoves. Radiator. Staircase. Window to the front.

Kitchen Dining Room Partially fitted carpet. Partially tiled floor. Belfast sink. Good range of units. Electric range master cooker and gas hob. Space for fridge freezer. TURC oil boiler. Radiator. UPVC door to the rear. integrated larder cupboard. Under stairs pantry. 4 Windows to 3 different aspects.

Utility Room Concrete flooring. Plumbing for washing machine. Shelving.



First Floor

Landing Fitted carpet. 3 Loft accesses.

Shower Room Vinyl wood effect floor. Tiled walls. Heated towel rail. Freestanding shower rainfall shower. Vanity unit. Airing cupboard. Frosted window to the side.



Bedroom 1 Good size double bedroom. Fitted carpet. Radiator. Alcove. Over stairs storage cupboard. Window to front.

Bedroom 2 Fitted carpet. Built-in storage. Integrated storage. Feature beams. Radiator. Window to the side.

Bedroom 3 Fitted carpet. Radiator. Integrated storage. Window to front.

Outside

Front Cobbled on street parking.

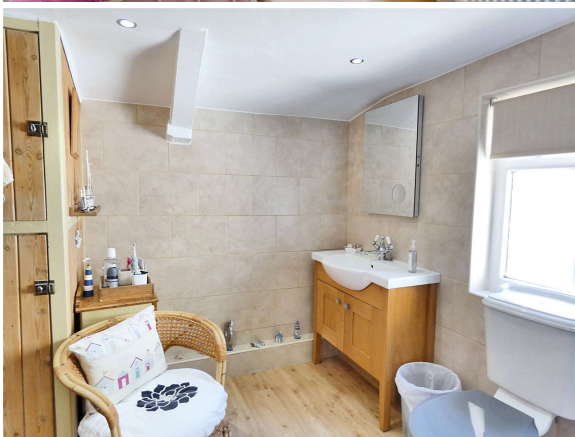
Side Shared access. Calor gas bottles.

Garden Large lawned garden. Oil tank. electric south facing rear garden sun trap. Well established flowerbeds. Laid lawn. Raised stone flag patio. Gravel area. Wood & stone built sheds.

Services Mains water, electric and sewerage.

Broadband: Basic - 5 Mbps Superfast - 114 Mbps

Flood Risk - Very low with no previous history of 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.