

Central Chambers
Market Place
Leyburn
North Yorkshire
DL8 5BD

J.R. HOPPER & Co. EST. 1886

www.jrhopper.com enquiries@jrhopper.com

Leyburn 01969 622936
Hawes 01969 667744
Settle 01729 825311
Kirkby Stephen 01768 258002

"For Sales In The Dales"



West End Cottage, West End, Middleham

- Characterful Stone Built Cottage Over Three Floors
- Popular Town Location
- 3 Double Bedrooms
- Living Room
- Kitchen
- Bathroom
- Partial Double Glazing & Gas LPG Heating
- Rear Flagged Patio
- Stone Storage Shed

Postcode: **DL8 4QQ**

Tenure: **Freehold**

Council Tax Band: **A**

Energy Efficiency Band: **D**

Local & Planning Authority:
North Yorkshire Council

Guide Price: £240,000 - £260,000



West End Cottage is a lovely cottage located on the West End in the historic market town 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 property comprises of a cosy living room and light kitchen on the ground floor. To the first floor is a good double bedroom and bathroom and on the second floor, there are a further 2 double bedrooms.

Outside to the rear is a flagged patio and garden area. Space directly outside the property to sit out. There is a garden path which leads to the stone built out house which serves as a handy storage shed. The side door also gives neighbouring properties access to the rear.

West End Cottage would make an ideal starter home, bolt hole or investment property.

Ground Floor

Lounge Fitted carpet. Radiator. Wood burner in stone fireplace. Feature alcove shelf with beam. Wooden corner unit. Window to front. Front door.

Kitchen Laminate flooring. Radiator. Stainless steel sink and drainer. Range of wall and base units. Understairs providing storage and space for fridge freezer. Gas boiler. Plumbing for washing machine. Electric oven and grill with hob. Extractor hood. Window and door to rear.

First Floor

Stairs & Landing Fitted carpet. Electric heater.

Bedroom 2 Good double bedroom. Fitted carpet. Radiator. Built in storage cupboard. Window to front.

Bathroom Fitted carpet. Heated towel rail. Radiator. Washbasin. WC. Bidet. Bath with shower over. Airing cupboard. Window to rear.

Second Floor

Stairs & Landing Fitted carpet. Storage cupboard.

Bedroom 1 Large double bedroom. Fitted carpet. Radiator. Built in storage cupboard. Washbasin in vanity unit. Loft hatch. Window to rear with far reaching views.

Bedroom 3 Good double bedroom. Fitted carpet. Radiator. Feature beams. Window to front.

Outside

Front Accessed by a communal front archway for West End and neighbouring properties, with a separate, private front door for the cottage.

Rear Patio Small patio to rear, space to sit out and for pots. Wooden storage housing LPG gas bottles. Shared path to storage shed.

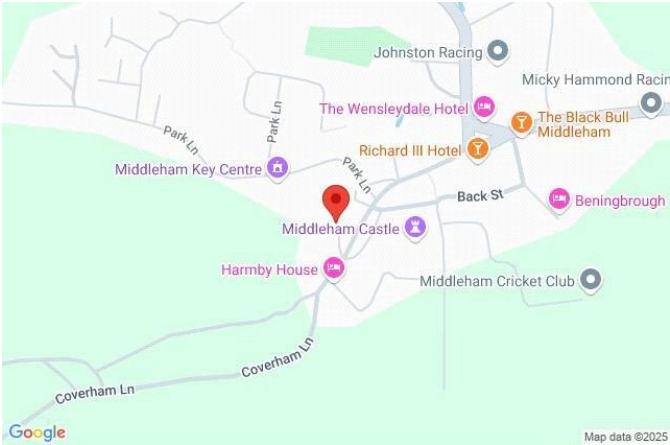
Shed Stone built outhouse with working toilet. Provides handy storage space.

Parking Safe on street parking opposite the property or on the cobbled areas of common land close by.

Services Mains electric, water and drainage.
LPG gas central heating.

No history of flooding.

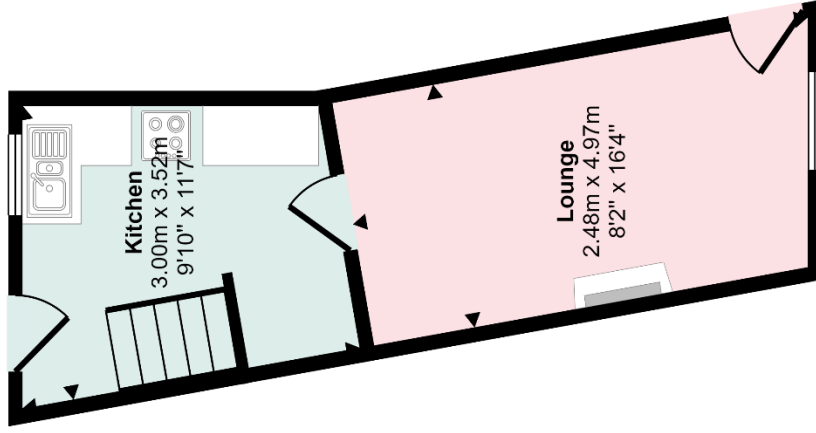
Broadband:
Basic 5 Mbps. Superfast 78 Mbps.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(29-54) E		
(21-28) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

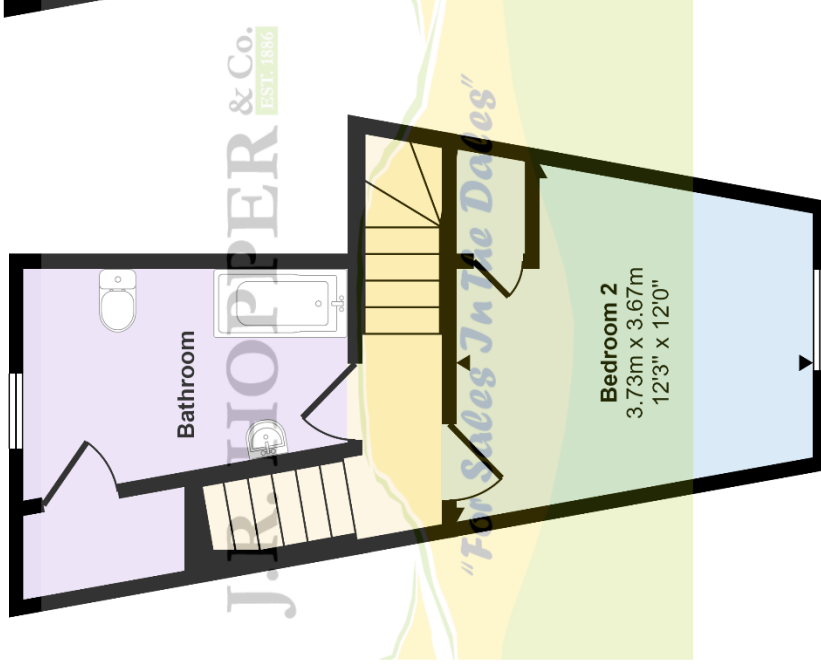
Items in these photographs and tours may not be included in the sale • J. R. Hopper & Co. has not tested services, fixtures, fittings, central heating, gas, and electrical systems. If in doubt, purchasers should seek professional advice • J. R. Hopper & Co, as Agents in the sale of the property will 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.

Approx Gross Internal Area
72 sq m / 780 sq ft



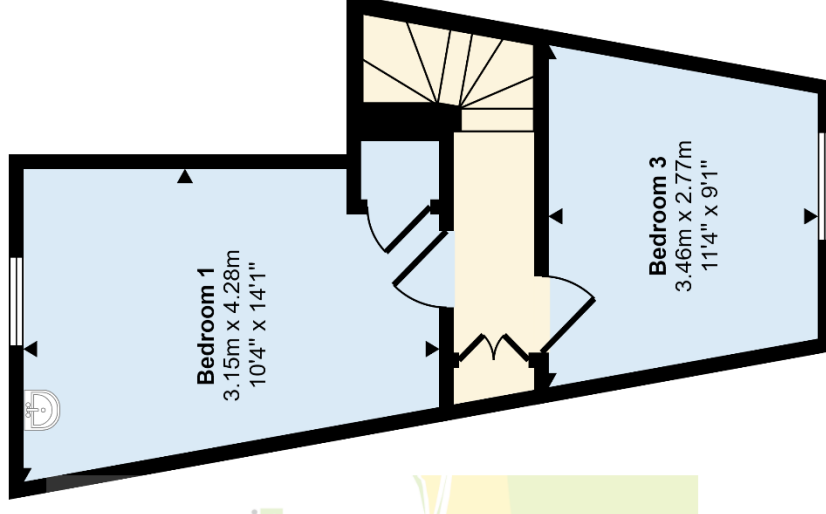
Ground Floor

Approx 21 sq m / 227 sq ft



First Floor

Approx 26 sq m / 278 sq ft



Second Floor

Approx 26 sq m / 275 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.