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North Yorkshire
DL8 5BD

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"For Sales In The Dales"



Middle Cottage, Grove Terrace

- Quaint Stone Cottage In Quiet Location
- A Short Walk Into The Market Place
- 3 Bedrooms
- Lounge Diner With Multi Fuel Stove
- Kitchen
- Family Bathroom
- Double Glazed
- Electric Heating
- Ideal First Time Buyers Home, Holiday Home Or Investment Property

Postcode: **DL8 4NT**

Tenure: **Freehold**

Council Tax Band: TBC

Energy Efficiency Band: **F**

Local & Planning Authority:
North Yorkshire Council

Guide Price: £230,000 - £250,000



Middle Cottage is a quaint stone-built Dales cottage in the beautiful town of Middleham.

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.

The accommodation is spacious with a light and airy living/dining room and a well-appointed kitchen to the ground floor. The first floor comprises of 3 bedrooms and family bathroom. Middle Cottage benefits from electric heaters and double glazing.

Outside at the end of the row of properties, there is a shared yard area used for bin storage, along with two outbuildings. To the rear there is a south facing garden, featuring a low maintenance stone flagged patio.

This charming cottage, currently operating as an active holiday let, would make an ideal first-time buyer's home, investment property, or a delightful bolthole in the Dales.

Ground Floor

Living/dining room Character room. Tiled flooring. Front door. Electric radiator. Consumer unit. Alcove shelving. Fireplace with multifuel stove. Window to front.

Kitchen Tiled Flooring. Good range of wall and base units. Partially tiled wall. Radiator. Stainless steel sink and drainer. Space for cooker and hob. Extractor fan. Built in dishwasher. Space for fridge freezer. Staircase. Under-stairs storage. UPVC door and window to rear garden.

First Floor

Landing Fitted carpet. Radiator. Over-stairs storage.

Bedroom 3 Single bedroom. Fitted carpet. Radiator. Window to front

Bedroom 2 Good size single bedroom. Fitted carpet. Radiator. Feature beam. Window to rear.

Bedroom 1 Excellent size double bedroom. Fitted carpet. Radiator. Feature beam. Window to the front.

Bathroom Modern bathroom suite. Vinyl flooring. WC. Wash basin. Extractor fan. Bath. Free standing electric shower. Heated towel rail. Frosted window to rear.

Outside

Side A yard providing space for bin storage, along with two outbuildings.

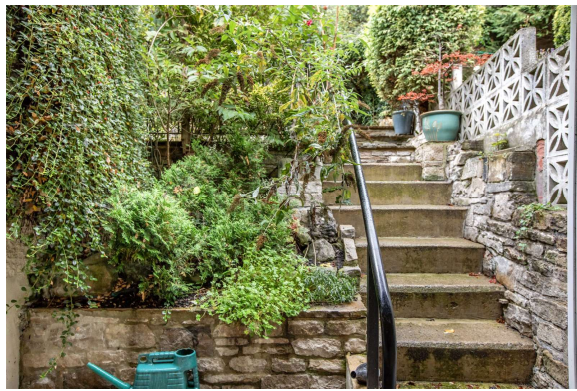
Rear Steps up to south facing terraced garden. Stone flag patio. Shared access for the two neighbouring properties.

Services Mains electric, water and drainage.

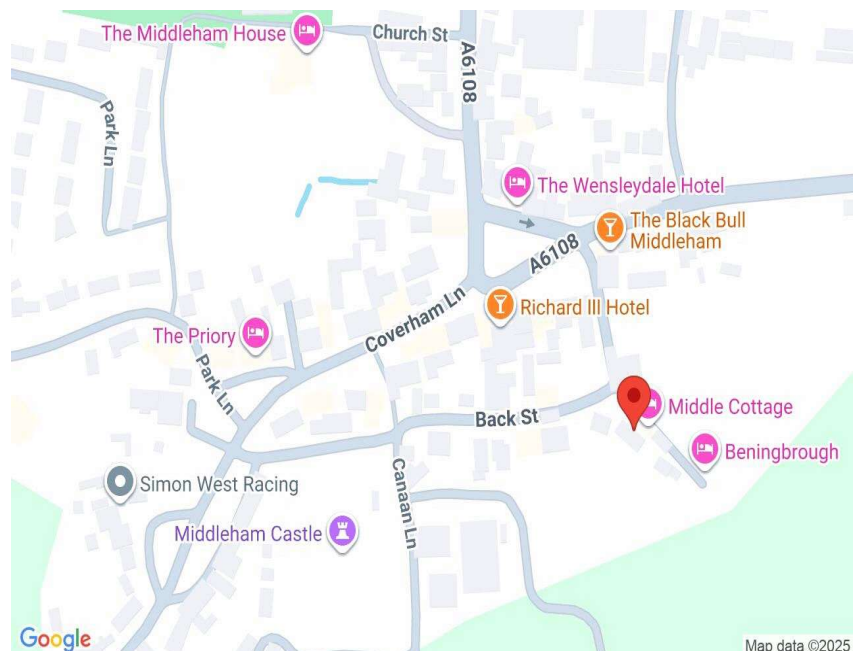
Broadband: Basic 6 Mbps. Superfast 175 Mbps

Flood risk. Noted as very low with no history of flooding.

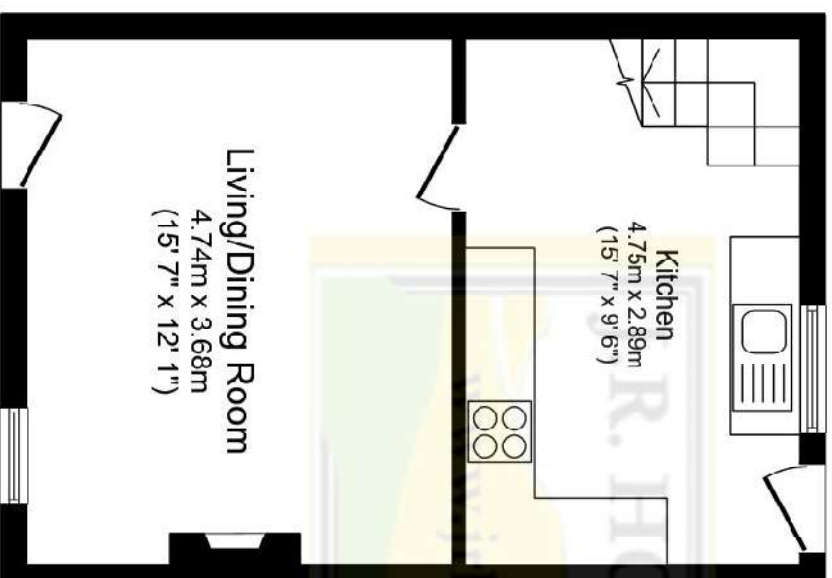




Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	25 F	
1-20	G		

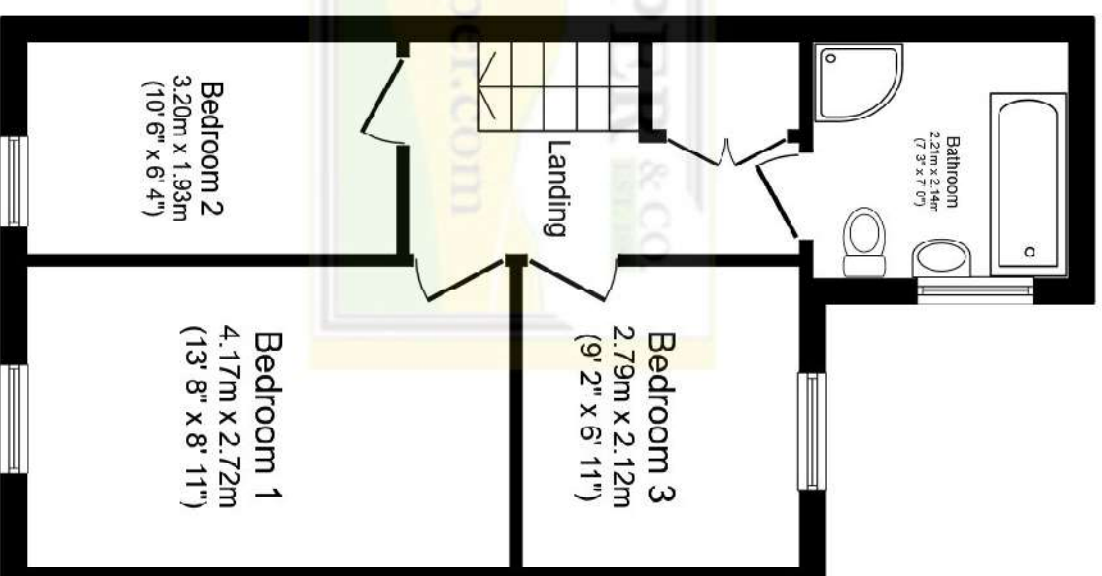


Items in these photographs and tours may not be included in the sale • J. R. Hopper & Co. has not tested services, fixtures, fittings, central heating, gas, and electrical systems. If in doubt, purchasers should seek professional advice • J. R. Hopper & Co, as Agents in the sale of the property will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



Ground Floor

Total floor area 68.2 sq.m. (734 sq.ft.) approx



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

