





FERNDALE HOUSE is a large period property set over three floors. With an abundance of character, this versatile property would be ideal for a family. The impressive reception hall leads to the dining room, the fitted breakfast kitchen has an integrated fridge freezer and dishwasher, the living room/snug has a wood burning stove, ideal for chilly days and nights. There is also a utility room/boot room which has an integrated large fridge.

The impressive staircase leads to the first-floor landing, which has the large living room, a wonderful light room with views over the Market Place, there is a handy storeroom leading off from the living room. There are two double bedrooms with wardrobes and a shower room on this floor.

To the second floor there are two further bedrooms, the main bedroom is a beautiful space has built in wardrobes and an ensuite bathroom, there is also a separate wc to this floor.

Externally the property benefits from a parking space, and a large walled garden which is mainly laid to lawn with shrub borders. There is a substantial summer house which could be used as a home office or an entertainment room, a multi-purpose room which could be used in all seasons as it benefits from underfloor heating and air conditioning.

A truly unique, property which is available immediately.



LOCATION

The property is situated within the heart of the popular village of Middleham which is approximately 3 miles from Leyburn with its many shops, pubs and restaurants. Even though Middleham is a small village it is famous for its racing stables and has public houses and restaurants. Situated near Coverdale, there are plenty of walks and breath-taking views.

IMPORTANT INFORMATION

Postcode: DL8 4NU.

Style of property: Three storey period property which is Grade II listed.

Council tax band: TBC - North Yorkshire Council.

EPC Rating: E.

Parking: There is allocated parking for one car.

Pets: One small pet will be considered by the landlord on a case by case basis.

Term: The landlord is looking for a long term let.

Available from: Immediately.

What3words: composers.mainframe.statement

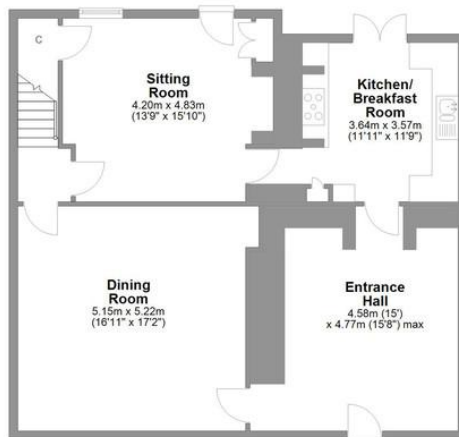


Market Place Middleham

Total area: approx. 241.4 sq. metres (2598.9 sq. feet)



Second Floor



Ground Floor



First Floor

LOVE PROPERTY

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for Love Property by Vue3sixty Ltd

WANT TO VIEW? THINGS YOU NEED TO KNOW BEFORE HAND....

Affordability: It is important, that before you enquire about the property, you check whether it is affordable for you. As per our referencing company's requirements you will need a combined income of £75,000.

Holding Deposit: You will need to pay a holding deposit that is equivalent to 1 weeks rent (£576.00) and provide some personal and financial information (3 months bank statements) in order for us to commence with the referencing process. Your holding deposit will be deducted from your first month's rent or refunded to you after 15 calendar days, whichever you are agreeable to. Please note that failure to disclose adverse credit may result in the loss of your holding deposit.

Deposit: The bond for this property is £2,884.00 This will be refunded at the end of the tenancy subject to terms and conditions

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