



Rose Mullion Cottage

42 The Springs, Middleham, Leyburn, North Yorkshire, DL8 4RB



Robin Jessop

A WELL-PRESENTED TERRACED PROPERTY IN A QUIET CUL-DE-SAC POSITION WITH STUNNING VIEWS

- Spacious Terraced Property
- Well Presented Throughout
- Three Bedrooms
- Conservatory Overlooking the Garden
- Rear Garden Adjacent Open Fields
- Stunning Views
- Allocated Parking & Garage
- Guide Price Range: £230,000 - £260,000

SITUATION

Leyburn 2 miles. Bedale 10 miles. A1(M) 12 miles. Northallerton 18 miles. Leeds Bradford and Newcastle airports are both a one-hour drive. Distances and times are approximate.

Middleham is famous for its castle and horse racing connections with many renowned training yards located around the town. The town benefits from a convenience store, three public houses, a restaurant, a fish and chip shop, a tearoom, two antique shops and a church together with a primary school and a nursery. The position makes commuting to the larger towns of Darlington, Harrogate, York and Teesside within reasonable distance.

The property is situated within a popular residential cul-de-sac which is within walking distance of Middleham market square. The property is in a quiet position with views across to Spennithorne at the rear.

DESCRIPTION

Rose Mullion Cottage is a spacious mid terraced cottage which is rendered under a tiled roof, the property features a wall climbing plant which when correctly managed will create an idyllic style cottage. The property is in good order and benefits from being double glazed and it has electric heating. The property offers a rare opportunity to purchase an easy to maintain cottage with stunning views whilst accessible to nearby towns and amenities.



The property is entered into a useful inner hall which has a cloakroom with WC and basin. The hall provides access to the well-equipped kitchen which has a range of units, an integrated fridge, freezer, dishwasher and a washing machine. There is also a cooker with ceramic hob and extractor hood.

There is a living room with a stone fireplace housing an electric stove with LPG gas fire behind and sliding glazed doors which lead into the conservatory. The conservatory provides direct access to the garden and offers a peaceful space to enjoy the views beyond.

To the first floor there are three bedrooms, of which two are doubles and have built in cupboards. The house bathroom features a WC, basin, bath and a shower cubicle together with a heated towel rail.

Externally the property is complemented by a private rear patio garden from where the stunning views can be enjoyed in a low maintenance setting. There is ample space for seating and potted plants. There is usefully a single garage and parking for 1 vehicle.

Although the property is in need of updating in some areas, it provides a blank canvas to create an excellent full time home, second home or holiday let.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

WHAT3WORDS

Every three metre square of the world has been given a unique



combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property. [///buckling.decoder.screeches](http://buckling.decoder.screeches)

FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band C.

SERVICES

Mains electricity. Mains drainage. Mains water. Electric heating. Broadband connection available.

LOCAL AUTHORITY

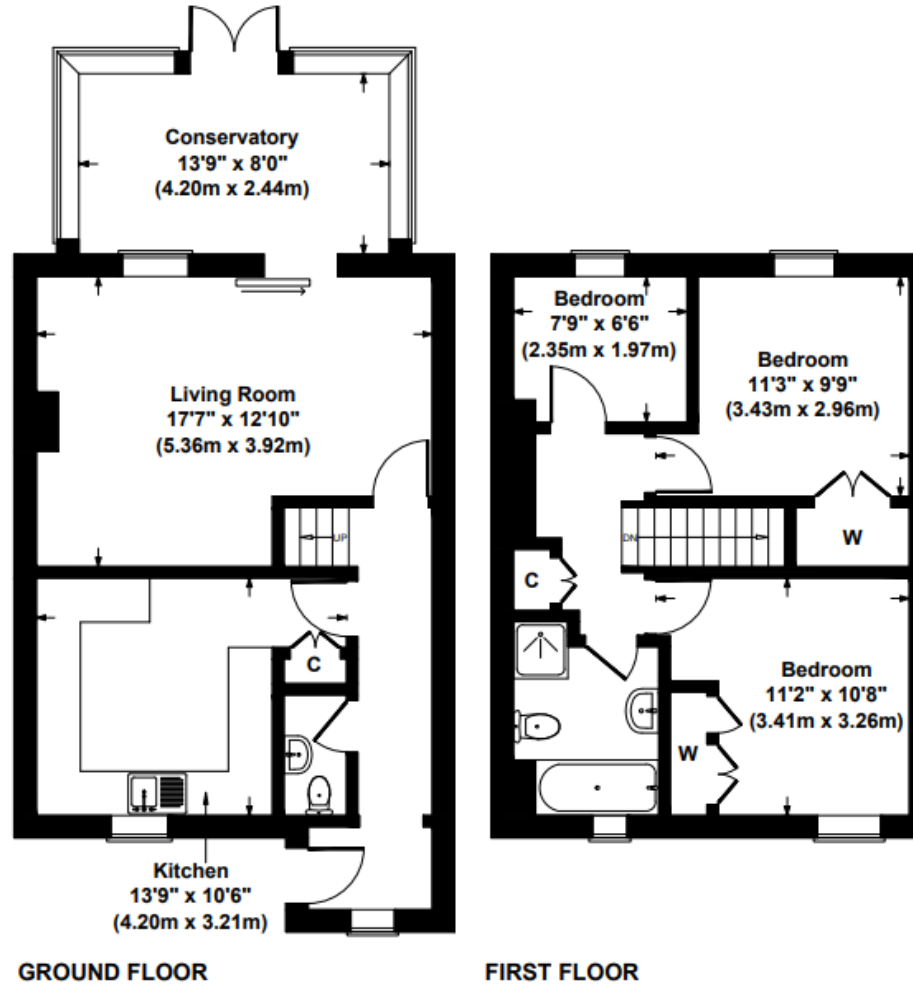
North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780



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Approximate gross internal area

92 sq m - 990 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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