



Pony Cube Cottage

3 East Witton Road, Middleham, Leyburn, North Yorkshire, DL8 4NX



Robin Jessop

A CHARMING CHARACTER COTTAGE LOCATED IN A POPULAR TOWN LOCATION

- Mid-Terrace Character Cottage
- Well Appointed Throughout
- Two Double Bedrooms
- Private Courtyard Garden with Stores
- Ideal Holiday Let/Bolt Hole
- Guide Price Range: £225,000 - £250,000

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.

DESCRIPTION

Pony Cube Cottage is a traditional mid terrace cottage which is well presented and appointed throughout, retaining many period features. The property benefits from having oil fired central heating and is partially double glazed with secondary glazing to the front.

The property is entered into the living room which features a cast iron open fire set within a stone surround, an alcove with shelving and a useful under stair cupboard. There is a kitchen diner with a good range of fitted units and appliances including a double oven with hob, dishwasher and an undercounter fridge. There is space for a small dining table and a door leads out to the rear courtyard.

To the first floor there are two double bedrooms and a modern bathroom with WC, basin and a walk-in shower.

Externally the property is complemented by a delightful south facing courtyard garden which offers a relaxing area with ample space for a bistro set and potted plants. Usefully, there is also two stores.

Overall, Pony Cube Cottage would make an excellent holiday let or bolt hole but may also appeal to those looking for a first home.



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.

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. [///rehersal.piglets.unafraid](https://www.what3words.com/rehersal.piglets.unafraid)

FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

AGENT NOTE

Please note that there is an easement across the rear courtyard in favour of No. 4 East Witton Road. The property has the benefit of access across the rear yards of No 1 & No 2 East Witton Road.

BUSINESS RATES

Current Rateable Value £1925 (April 23 – Present)

SERVICES

Mains electricity, water and drainage. Oil fired central heating. Broadband connection available.

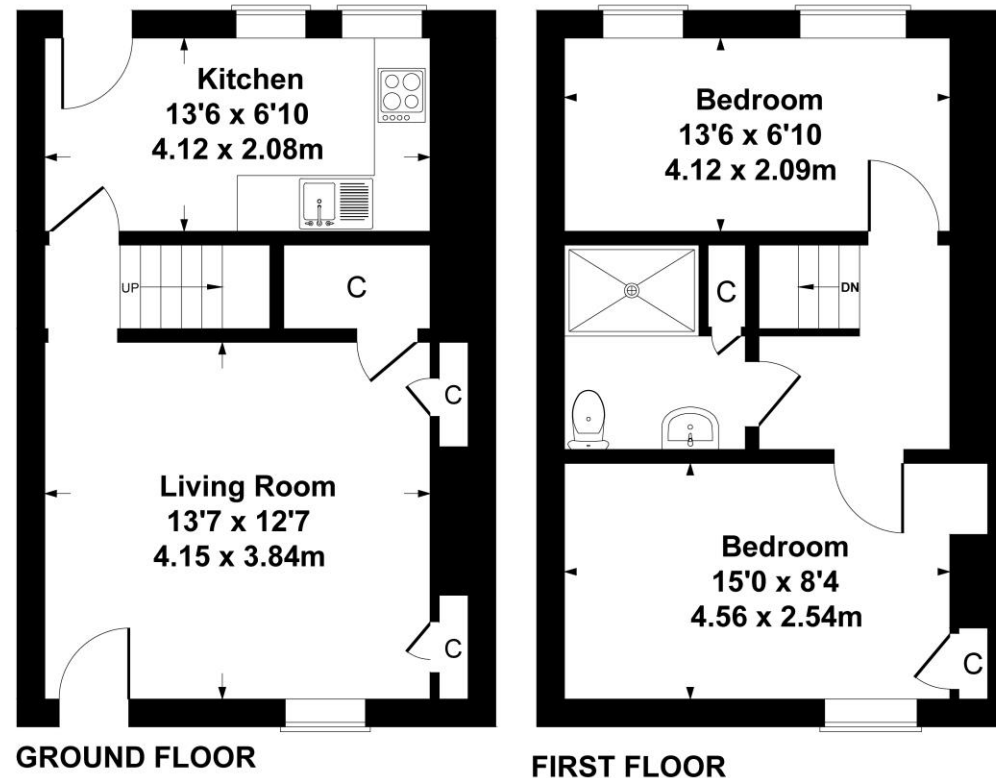
LOCAL AUTHORITY

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



Pony Cube Cottage, Middleham

Approximate gross internal area
65 sq m - 699 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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