



I The Busks

Leyburn Road, Middleham, Leyburn, North Yorkshire, DL8 4PP



Robin Jessop

A TRADITIONAL SEMI-DETACHED HOUSE ENJOYING A CORNER PLOT WITH VIEWS TOWARDS SPENNITHORNE & LOWER WENSLEYDALE

- Semi-Detached House
- Spacious Accommodation
- Three Bedrooms
- Some Updating Required
- Good Sized Garden
- Parking & Timber Garage with Store
- Edge of Town Location also Close to Leyburn
- Guide Price: Offers In Excess of £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. The position makes commuting to the larger towns of Darlington, Harrogate, York and Teesside within reasonable distance.

DESCRIPTION

1 The Busks stands well on the fringe of Middleham with views towards Harmby & Spennithorne to the front.

The property comprises a traditional semi-detached house which offers spacious accommodation and enjoys pleasant views to the front. The property does require some updating throughout but is fully double glazed and benefits from oil fired central heating. The property would make an excellent full time or second home on the edge of the Yorkshire Dales.

The property is entered into via a welcoming reception hall with the stairs leading up to the first floor. The ground floor



accommodation comprises a large living room with cast iron feature fireplace set within a stone surround and a bay window overlooking the front, together with a dining area with French doors leading out to the rear. The kitchen features a good range of fitted units, space for freestanding appliances (an oven with hob and under counter fridge and freezer are available if required) and enjoys an outlook over the garden at the rear.

To the first floor there are three bedrooms, two of which are spacious doubles with storage and a single bedroom also with a storage cupboard. There is also a house walk in "wet-room" with WC, basin and shower.

The property is complemented externally by a generous corner plot/garden at the rear with lawn, mature flower borders and a patio area for seating. There is ample parking at the side of the property for 2 cars together with a timber garage and useful store at the rear.

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.

[///cross.dial.committed](http://cross.dial.committed)



FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band D.

SERVICES

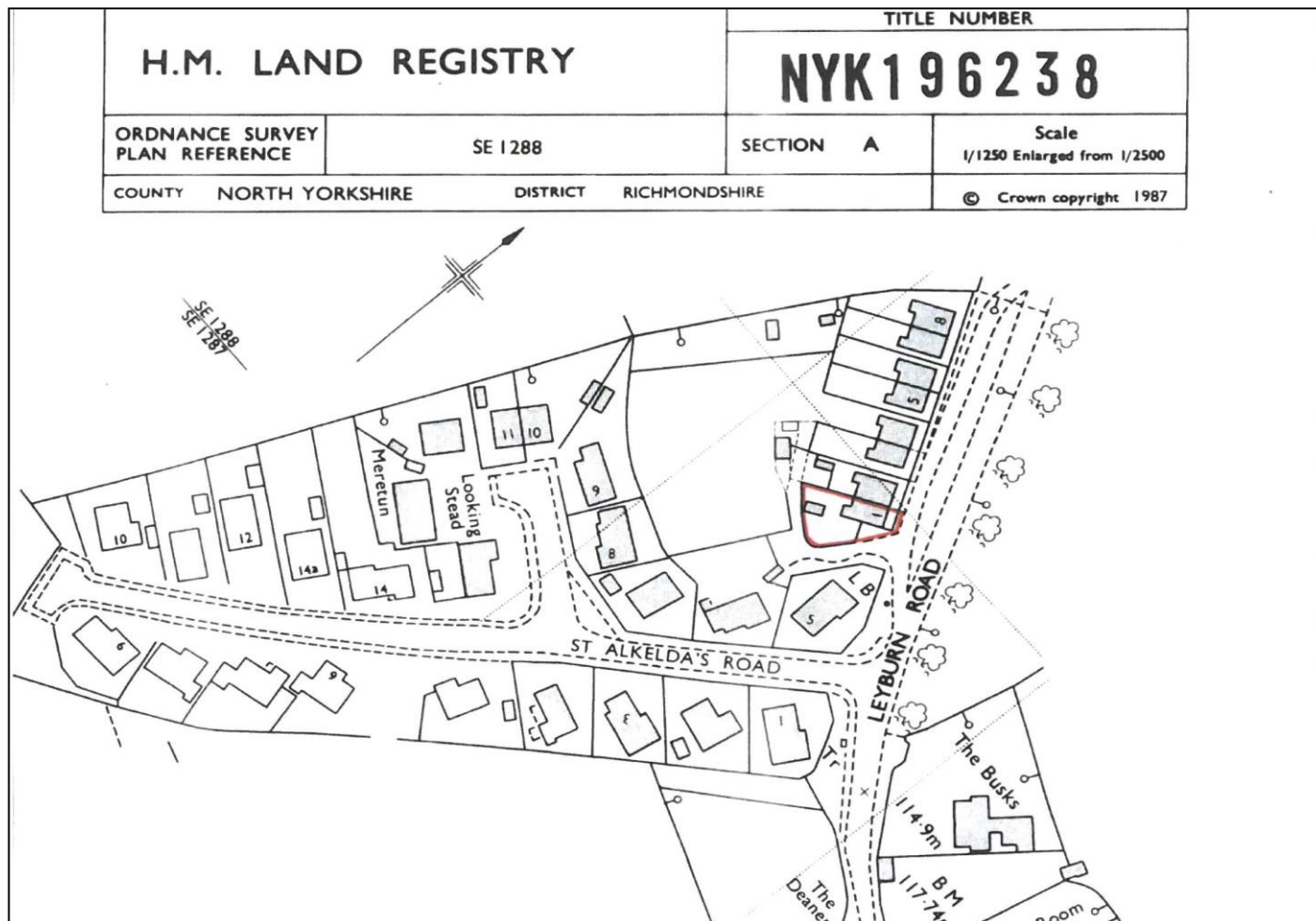
Mains electricity. Mains water. Mains drainage. Oil fired central heating.

BROADBAND

Connection available.

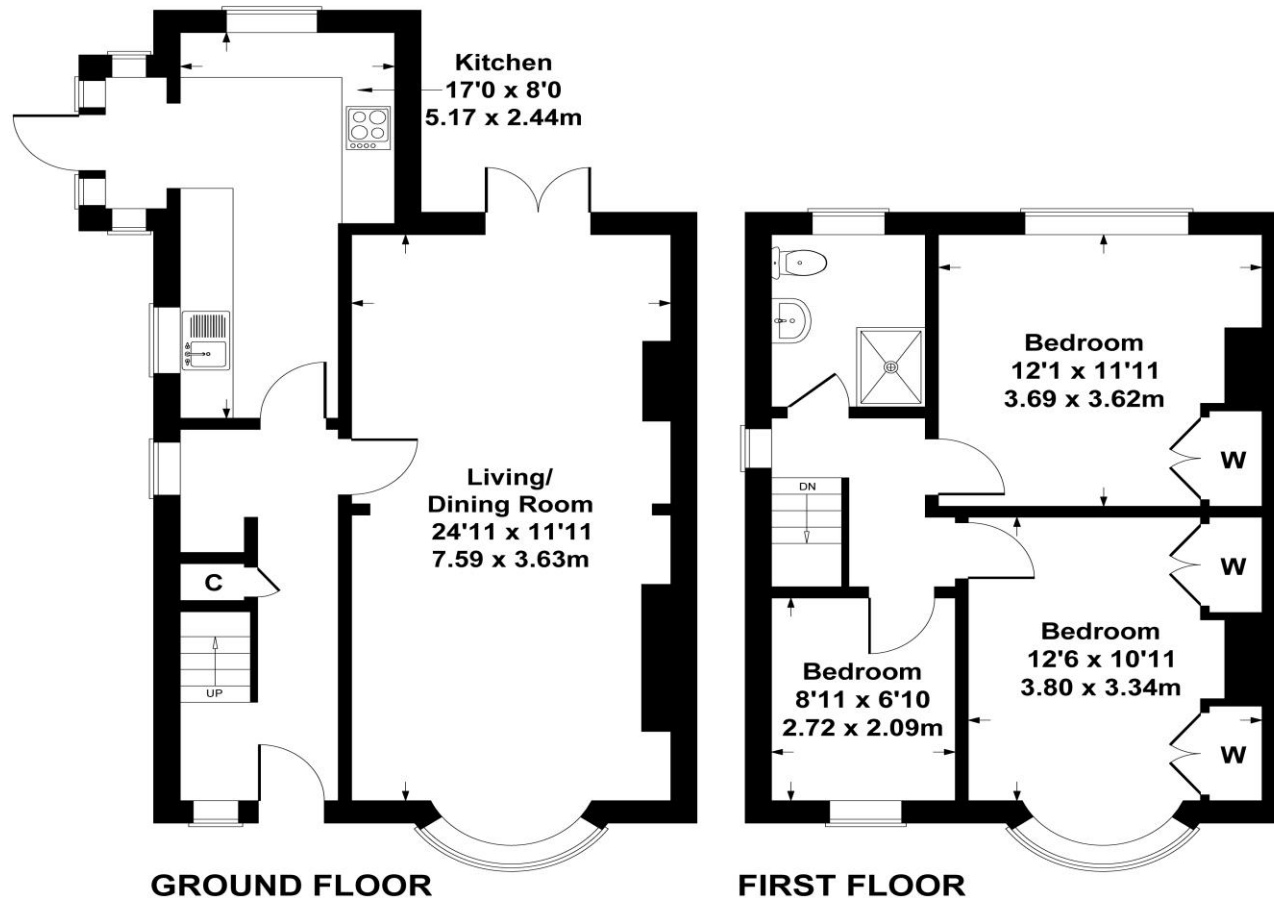
LOCAL AUTHORITY

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



1 The Busks, Middleham, DL8 4PP


Approximate gross internal area
House - 94 sq m - 1012 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.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
WWW.EPC4U.COM		

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