



## WESTWOOD HOUSE

WEST END, MIDDLEHAM, NR LEYBURN, DL8 4QQ

£375,000

FREEHOLD

A Spacious Link Detached Cottage of Character with Private Rear Garden within this Desirable Wensleydale village. Requires Updating. Entrance Hall, Lounge, Sitting Room, Kitchen/Dining Room, Rear Porch, Inner Hall, Bathroom/WC, 3 Double Bedrooms, Integral Garage, Private South Facing Rear Garden, Oil Fired Central Heating, Part Double Glazing. Council Tax Band E. EER F30. NO ONWARD CHAIN.

**NORMAN F. BROWN**

Est. 1967

# WESTWOOD HOUSE

- SPACIOUS CHARACTER COTTAGE • 3
- DOUBLE BEDROOMS • PRIVATE
- GARDEN • GARAGE • OIL CENTRAL
- HEATING • PART DOUBLE
- GLAZING • REQUIRES UPDATING • NO
- ONWARD CHAIN



## DESCRIPTION

A Spacious Link Detached Cottage of Character with Private Rear Garden within this Desirable Wensleydale village. Requires Updating. Entrance Hall, Lounge, Sitting Room, Kitchen/Dining Room, Rear Porch, Inner Hall, Bathroom/WC, 3 Double Bedrooms, Integral Garage, Private South Facing Rear Garden, Oil Fired Central Heating, Part Double Glazing. Council Tax Band E. EER F30. NO ONWARD CHAIN.

## ENTRANCE HALL

Doors to Lounge and Sitting Room. Part glazed entrance door to front.

## LOUNGE

Feature beams, stone surround open fireplace and part natural stone wall, tv plinth, radiator. Sash window to front. Door to Entrance Hall.

## SITTING ROOM

Feature beam, part natural stone walls, radiator. Sash windows to front. Doors to Entrance Hall and Inner Hall. Doorway to Kitchen.

## KITCHEN/DINING ROOM

Laminate work surfaces, cupboards and drawers, stainless steel one and half bowl sink unit, built in electric oven and 4 ring ceramic hob, fridge space, plumbing for washing machine, oil fired boiler, radiator, breakfast bar, part natural stone wall. Upvc double glazed window to rear. Small window to side. Part glazed door to Rear Porch.

## INNER HALL

Stairs to first floor. Doors to Bathroom and Sitting Room.

## BATHROOM/WC

Vanity wash hand basin with cupboards below, panelled bath with shower mixer attachment, wc, bidet, part cork tiled walls, radiator. Upvc double glazed window to rear. Door to Inner Hall.

## LANDING

Radiator, airing cupboard with hot water cylinder, shelved recess. Upvc double glazed window to rear. Doors to Bedrooms.

## BEDROOM 1

Built in wardrobes, feature fire grate, radiator, loft hatch. Sash window to front. Upvc double glazed window to rear. Door to Landing.

## BEDROOM 2

(split into two rooms separated by 5 foot high archway) Built in wardrobes, loft hatch, radiator. Sash windows to front. Door to Landing.

## BEDROOM 3

Built in wardrobes, radiator. Sash window to front. Door to Landing.

## REAR PORCH

Double glazed sliding external doors. Part glazed door to Kitchen, timber double glazed windows to side and rear.

## INTEGRAL GARAGE

Power connected, windows to side. Timber double doors to front.

## OUTSIDE

Private West Facing Mature Rear Garden Lawn, well stocked flower beds, shrubs, patio, timber garden shed, greenhouse with stone base, well, gate to side passage leading to the front.

## WC

Wash hand basin with cold tap, wc.

## SERVICES

Mains electricity, water and drainage. Oil Fired Central Heating.

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 314062.

Local Authority - North Yorkshire Council – Tel: 0300 1312131

[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

Broadband and Mobile Phone Coverage – please check using this website

<https://checker.ofcom.org.uk>

Property Reference – 17636924

Particulars Prepared – February 2025.

#### IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.

ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.

iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are

included in the sale nor that the property remains as displayed in the photographs.

iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should obtain their own verification.

#### FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

#### FREE IMPARTIAL MORTGAGE ADVICE

#### CALL TODAY TO ARRANGE YOUR APPOINTMENT

Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**

A life assurance policy may be required. Written quotation available upon request.

## WESTWOOD HOUSE





# WESTWOOD HOUSE

## ADDITIONAL INFORMATION

**Local Authority** – North Yorkshire Council

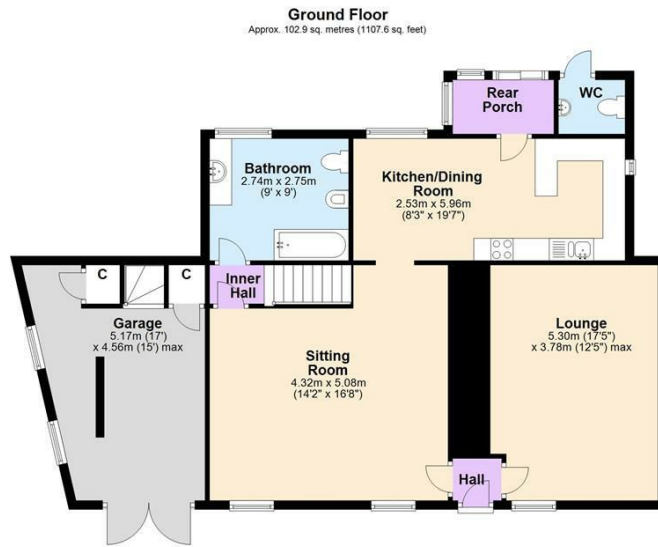
**Council Tax** – Band E

**Viewings** – By Appointment Only

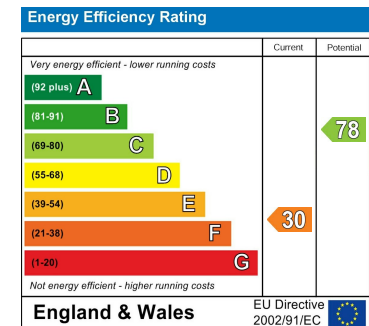
**Floor Area** – 1867.00 sq ft

**Tenure** – Freehold





Total area: approx. 173.5 sq. metres (1867.4 sq. feet)



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Leyburn Office Sales  
25 Market Place  
Leyburn  
North Yorkshire  
DL8 5AS

01969 622194  
leyburn@normanfbrown.co.uk  
www.normanfbrown.co.uk

**NORMAN F. BROWN**

Est. 1967