



1 East Witton Road

Middleham, Leyburn, North Yorkshire, DL8 4NX



Robin Jessop

# A CHARMING END TERRACE COTTAGE LOCATED IN A POPULAR TOWN LOCATION

- End of Terrace Character Cottage
- Well Appointed Throughout
- Two Double Bedrooms
- Private Courtyard Garden with Store
- Cobbled Parking to the Front
- Ideal Holiday Let/Bolt Hole
- Guide Price: Offers In Excess of £225,000

## 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

1 East Witton Road is a traditional end of terrace stone cottage which is well presented and appointed throughout, retaining character features. The property benefits from having LPG central heating and is double glazed.

The cottage is entered into via the living room which features a multi fuel stove set within the chimney breast, two feature alcoves and a window to the front. Leading through to the rear of the property is a kitchen diner which is fitted with a good range of units which are complemented by wooden effect worktops and a breakfast bar. There is a ceramic sink and integrated appliances including an electric oven and a washing machine together with a freestanding fridge freezer.

To the first floor there are two double bedrooms, one of which has fitted wardrobes, and a stylish house bathroom which is fully tiled and has a WC, hand basin with vanity unit and a walk-in shower.



Externally the property is complemented by an enclosed south facing courtyard garden with space for seating and potted plants. There is also a useful store and a cobbled parking space at the front of the cottage. Overall, 1 East Witton Road would make an excellent starter home or holiday let in a popular location.

#### GENERAL REMARKS & STIPULATIONS

##### VIEWING

Strictly by Appointment with Robin Jessop Ltd – 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

blame.crunching.icons

##### FIXTURES & FITTINGS

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

##### TENURE

Freehold with vacant possession.

##### COUNCIL TAX

Band B.

##### SERVICES

Mains electricity. Mains water. Mains drainage. LPG central heating.

##### LOCAL AUTHORITY

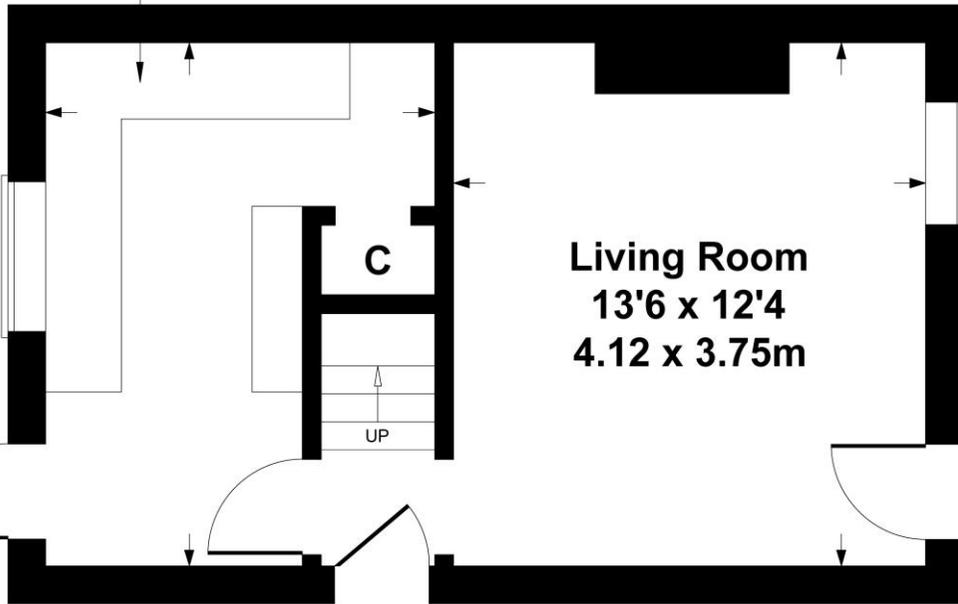
North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD



# 1 East Witton Road, Middleham

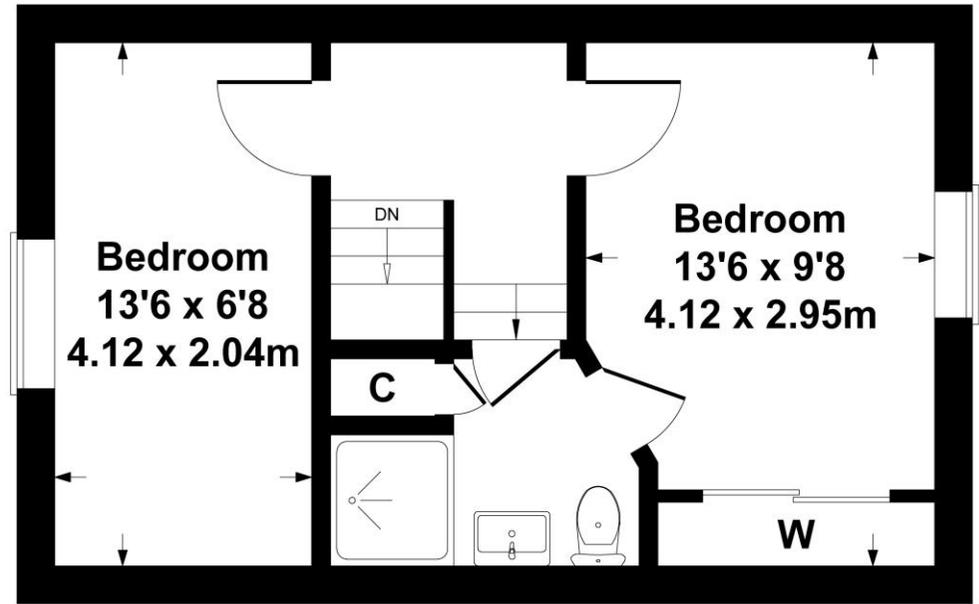
Approximate gross internal area  
58 sq m - 624 sq ft

**Kitchen**  
13'6 x 10'5  
4.12 x 3.17m



**GROUND FLOOR**

**Living Room**  
13'6 x 12'4  
4.12 x 3.75m



**FIRST FLOOR**

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. 2026

Robin Jessop Ltd  
info@robinjessop.co.uk  
01969 622800  
01677 425950  
www.robinjessop.co.uk

Important Notice: Robin Jessop Ltd, their clients and any Joint Agents give notice that: They are not authorized to make or give any representations of warranties in relation to the property either here or elsewhere, on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning permission, building regulations or other consents. Where it is stated that there is planning potential, Purchasers must satisfy themselves with the Planning Authority or otherwise. Robin Jessop Ltd has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>75</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	<b>46</b>
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC