





2 VICTORIA COTTAGES

MIDDLEHAM, NR LEYBURN, DL8 4NP

£149,950

FREEHOLD

A Quietly Situated Well Presented Upside Down Terraced Cottage tucked away just off the Market Place within this popular Wensleydale village. Entrance Hall, First Floor Open Plan Living Room/Kitchen, Mezzanine, 2 Bedrooms, Shower Room/WC, Sauna, Nearby Market Square Parking, Electric Heating. Tax Band A. EER E49. NO ONWARD CHAIN.

NORMAN F.BROWN

Est. 1967

2 VICTORIA COTTAGES

• 2 BEDROOMS • TUCKED AWAY LOCATION JUST OFF MIDDLEHAM MARKET PLACE • SAUNA • WOOD BURNING STOVE • ELECTRIC HEATING • NO ONWARD CHAIN





DESCRIPTION

A Quietly Situated Well Presented Upside Down Terraced Cottage tucked away just off the Market Place within this popular Wensleydale village. Entrance Hall, First Floor Open Plan Living Room/Kitchen, Mezzanine, 2 Bedrooms, Shower Room/WC, Sauna, Nearby Market Square Parking, Electric Heating. Tax Band A. EER E49. NO ONWARD CHAIN.

ENTRANCE HALL

Part slate tiled floor, part boarded floor, electric meter cupboard, ceiling halogen spotlights, night storage heater, stairs to first floor. Sash window to front with shutters. Entrance door to front. Pine doors to Bedrooms and Sauna.

BEDROOM 1

Built in wardrobes, fitted bedside cabinet, shelved recess, electric convector heater. Sash window to rear. Pine door to Entrance Hall.

BEDROOM 2

Built in wardrobe, fitted desk, electric convector heater. Sash window to front with shutters. Pine door to Entrance Hall.

SAUNA

Pine panelling and bench.

OPEN PLAN LIVING ROOM/KITCHEN

Ceiling beams, wood burning stove with stone surrounds, night storage heater, part boarded floor, tiled surrounds, stainless steel sink unit with mixer tap, laminate work surfaces, cream cupboards and drawers, built in microwave oven and 2 ring ceramic hob with stainless steel splashback and extractor hood over, built in fridge, built in freezer, ceiling halogen spotlights, part boarded floor. Sash windows to front and rear with shutters. Ladder staircase to Mezzanine. Pine door to Shower Room/WC.

SHOWER ROOM/WC

Vanity wash hand basin, tiled shower cubicle, ceiling halogen spotlights, wc, electric convector heater, airing cupboard containing insulated hot water cylinder. Sash window to front. Pine door to Kitchen/Living Room.

MEZZANINE

Pitched pine boarded ceiling with 2 double gazed Velux windows, electric convector heater, hatch to attic.

DIRECTIONS

The property is on the left hand side a short distance down the passage which is to the left of the Richard III pub.

SERVICES

Mains electricity, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 80643. There is a flying freehold in that the Sauna is below the neighbouring property.

Local Authority - North Yorkshire Council – Tel: 0300 1312131
www.northyorks.gov.uk

Broadband and Mobile Phone Coverage – please check using this website
https://checker.ofcom.org.uk

Property Reference – 18823448

Particulars Prepared – July 2026.

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.

AML POLICY

AML Policy (When an offer is accepted):

In accordance with The Money Laundering Regulations 2017, we are required by law to:

- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of the funding you have in place for the purchase price. That may include proof of deposit, an Agreement in Principle from a lender or if you are a cash buyer, a Bank Statement.

The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

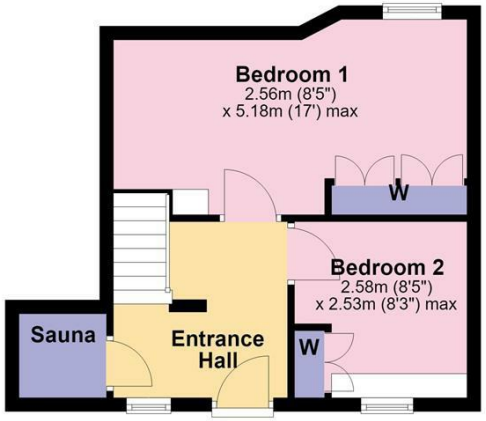
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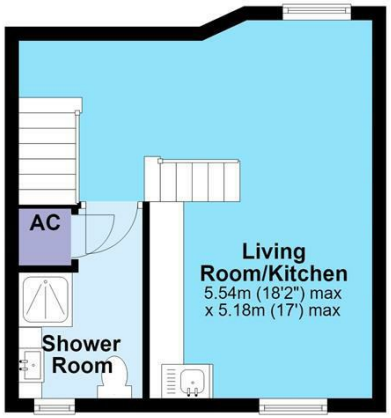




Ground Floor
Approx. 29.4 sq. metres (317.0 sq. feet)

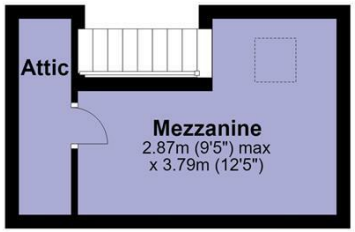


First Floor
Approx. 27.8 sq. metres (298.8 sq. feet)

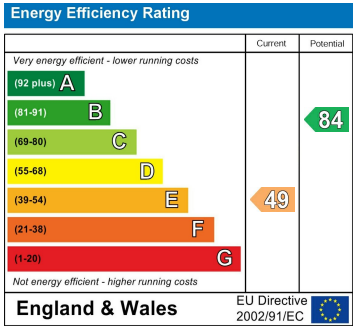




Mezzanine
Approx. 11.1 sq. metres (119.9 sq. feet)



Total area: approx. 68.3 sq. metres (735.7 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

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