



# 31A The Springs

Middleham, Leyburn, North Yorkshire, DL8 4RB



Robin Jessop

# AN ATTRACTIVE, TWO BEDROOM STONE-BUILT HOUSE WITH ATTACHED SINGLE GARAGE & PRIVATE GARDEN

- Stone Built End of Terrace House
- Very well Presented Throughout
- Two Double Bedrooms
- Private South Facing Garden
- Single Garage & Driveway Parking
- Chain Free
- **Guide Price Range: £200,000 - £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. The position makes commuting to the larger towns of Darlington, Harrogate, York and Teesside within reasonable distance.

## DESCRIPTION

31A The Springs is a stone-built end of terrace house located within a popular and quiet residential cul-de-sac. The property is well presented throughout and is fully double-glazed offering comfortable accommodation.

The property is entered into a useful front porch with a tiled floor which leads into the sitting room. This has a pleasant outlook to the front and a feature fireplace which could be re-opened with a log burner installed. To the rear is the kitchen overlooking the garden with glazed door leading out. The kitchen has a good range of fitted units which are complemented by appliances including a freestanding oven, fridge and plumbing for a washing machine and wooden panelling on the walls. There is also ample space for a dining table and a useful pantry/storage cupboard under the stairs.



To the first floor there are two well-proportioned double bedrooms which each have a pleasant outlook. There is a house bathroom with a WC, hand basin and a walk-in shower cubicle.

Externally the property is complemented by a private rear garden which is fully enclosed and well landscaped with flower beds and borders together with patio for seating. There is a single garage with personnel door which provides excellent storage and a driveway at the front with parking for one vehicle.

Overall, 31A The Springs would make an excellent full time, starter home or holiday home in a popular location.

#### **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**

///garlic.captive.upgrading

##### **FIXTURES & FITTINGS**

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

##### **TENURE**

Freehold with vacant possession.

##### **COUNCIL TAX**

Band C.

##### **SERVICES**

Mains electricity, mains water, mains drainage. Electric heating.

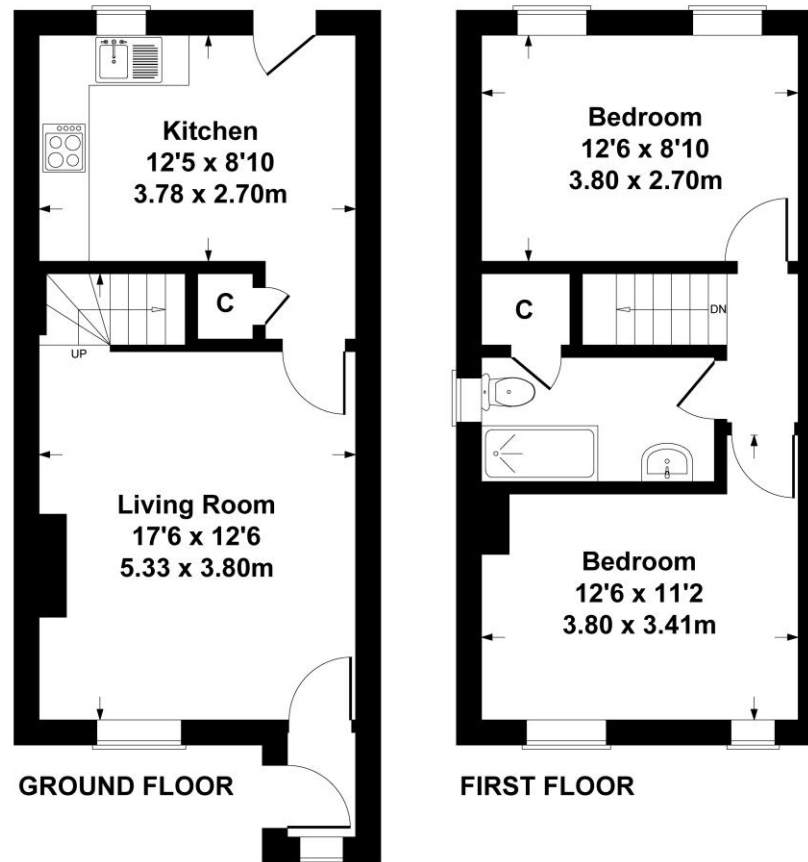
##### **LOCAL AUTHORITY**

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



# 31a The Springs, Middleham

Approximate gross internal area  
Total 63 sq m - 678 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			