J.R. HOPPER & Co. Est. 1886



MIDDLEHAM • DL8 4QJ

3 West End

Guide Price £290,000 | 3 | Exempt · Grade II Listed

AT A GLANCE

- Double Fronted, Character Grade II Listed Cottage
- Large Garden To Rear
- 3 Good Sized Bedrooms
- Family Bathroom
- Living Room With Multi Fuel Stove
- Kitchen Dining Room
- Utility Room
- Safe On Street Parking
- Excellent Family Home, In Popular Location

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THE PROPERTY

Double Fronted, Character Grade II Listed Cottage

3 West End is a lovely character cottage situated on the outskirts of the sought after township of Middleham.

Middleham, in the heart of the Yorkshire Dales, is famous for its castle and racehorse connections and has an excellent range of pubs, shops, and restaurants. There is also a church, primary school, and an active community centre. Middleham is located approximately 2 miles south of Leyburn and is surrounded by the beautiful scenery of the Yorkshire Dales.

The living accommodation is spacious, with the ground floor featuring a character-filled living room and a kitchen-diner that includes a handy understairs pantry and a separate utility room. To the first floor, there are three generously sized bedrooms and a modern family bathroom.

This property has been well maintained and benefits from oil central heating.

Externally, to the front of the property, there is a cobbled communal area that offers safe and convenient on-street parking. A shared access gate leads to the rear, where you'll find a sunny, south-facing garden. The garden features a combination of lawn, gravel, and stone-flagged patio areas, along with both wooden and stone-built sheds.

This property is ideal for full time living, holiday or second home in the dales.

> *Large Garden To Rear*

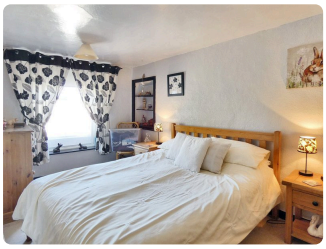
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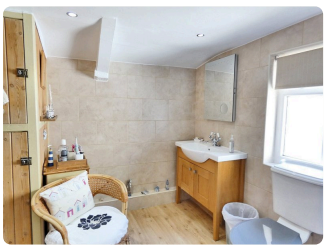
GALLERY

Every room, inside and out











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THE ACCOMMODATION

A room-by-room schedule

Set out floor by floor, as a plan would read it — from the entrance hall through to the gardens beyond.

01 GROUND FLOOR

Entrance Porch

Tiled flooring. Consumer unit. Shelving. Wooden front door.

Living Room

Fitted carpet. Feature beams. Fire place with multi fuel stove. 3 Alcoves. Radiator. Staircase. Window to the front.

Kitchen Dining Room

Partially fitted carpet. Partially tiled floor. Belfast sink. Good range of units. Electric range master cooker and gas hob. Space for fridge freezer. TURC oil boiler. Radiator. UPVC door to the rear. integrated larder cupboard. Under stairs pantry. 4 Windows to 3 different aspects.

Utility Room

Concrete flooring. Plumbing for washing machine. Shelving.

Landing

Fitted carpet. 3 Loft accesses.

Shower Room

Vinyl wood effect floor. Tiled walls. Heated towel rail. Freestanding shower rainfall shower. Vanity unit. Airing cupboard. Frosted window to the side.

Bedroom 1

Good size double bedroom. Fitted carpet. Radiator. Alcove. Over stair storage cupboard. Window to front.

Bedroom 2

Fitted carpet. Built-in storage. Integrated storage. Feature beams. Radiator. Window to the side.

Bedroom 3

Fitted carpet. Radiator. Integrated storage. Window to front.

02 OUTSIDE

Front

Cobbled on street parking.

Side

Shared access. Calor gas bottles.

Garden

Large lawned garden. Oil tank. electric south facing rear garden sun trap. Well established flowerbeds. Laid lawn. Raised stone flag patio. Gravel area. Wood & stone built sheds.

03 AGENTS NOTES

Services

Mains water, electric and sewerage. Broadband: Basic - 5 Mbps Superfast - 114 Mbps Flood Risk - Very low with no previous history of flooding.

> *3 Good Sized Bedrooms*

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Family Bathroom

REQUEST THE VIDEO VIEWING

Interest piqued? Here's what's next.

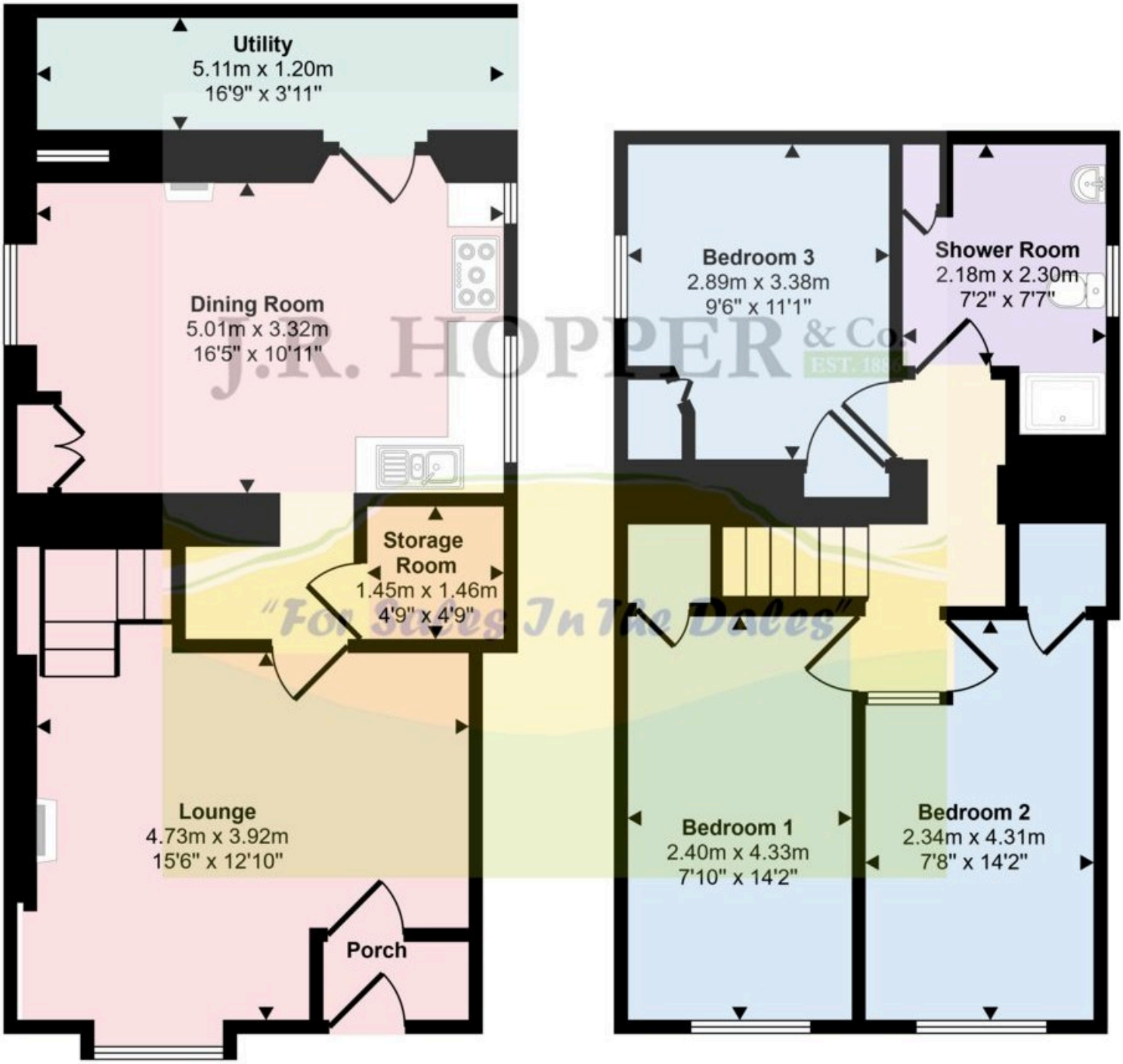
Photographs got you this far — we picked them so they would. Our private video viewings take you further: one of our viewers will walk and talk you through 3 West End properly, inside and out, room by room, pointing out every feature and every issue as they go.

Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.

ASK FOR THE
VIDEO VIEWING

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Approx Gross Internal Area
103 sq m / 1106 sq ft



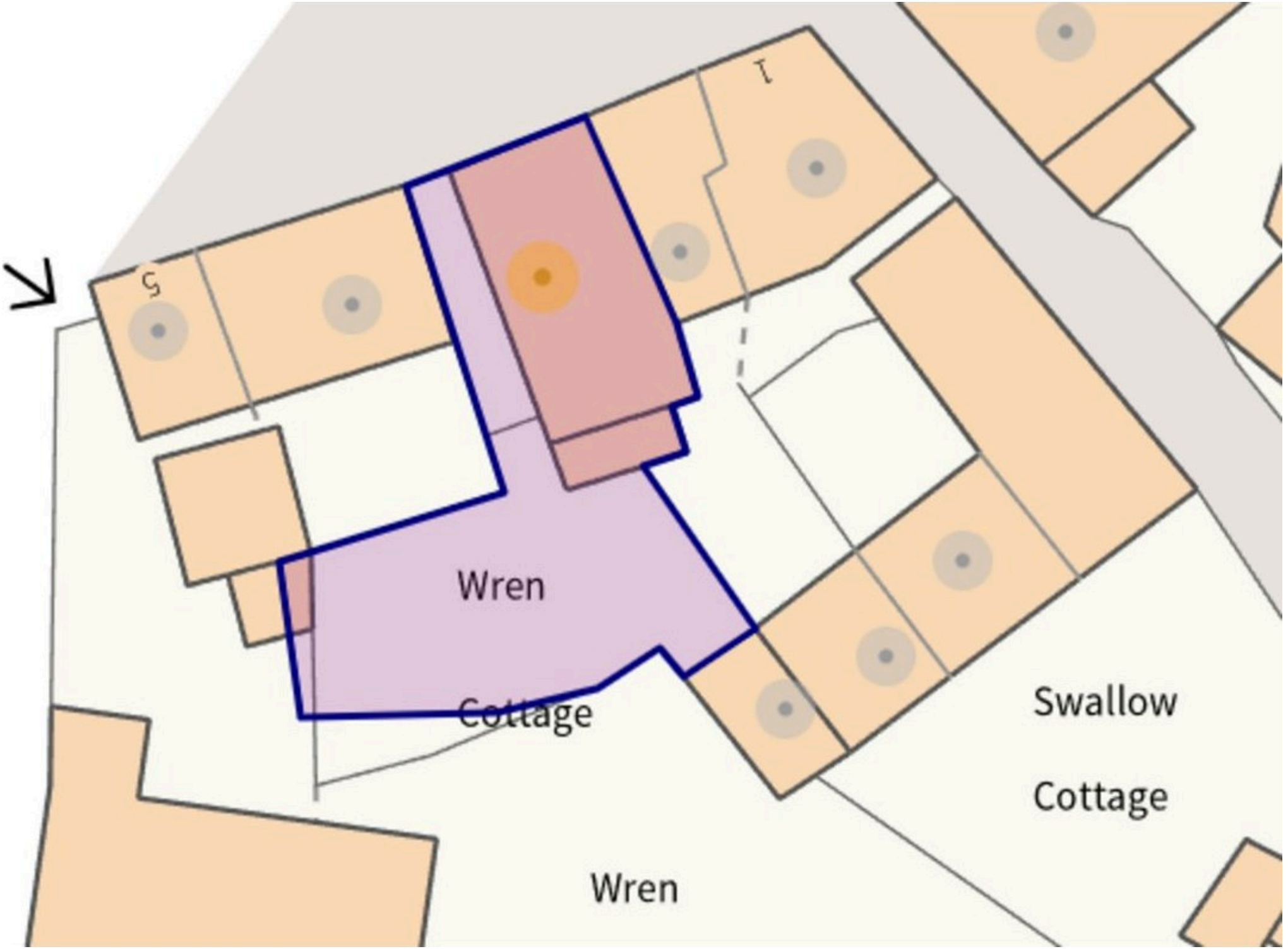
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"For Sales In The Dales"

Ground Floor
Approx 56 sq m / 599 sq ft

First Floor
Approx 47 sq m / 507 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, areas, opening and orientations are approximate and do not form any part of any agreement.



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