



**5 West End**

**Middleham, Leyburn, North Yorkshire, DL8 4QJ**



**Robin Jessop**

# A ONE BEDROOM CHARACTER STONE COTTAGE IN THE POPULAR MARKET TOWN OF MIDDLEHAM

- Character Cottage
- One Double Bedroom
- Office/Nursery
- Ideal Holiday Let or Bolt Hole
- On Street Parking
- Sought After Location
- Guide Price: £150,000

## 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

5 West End is a charming semi-detached cottage ideally positioned just a short walk from Middleham Castle, offering characterful accommodation in a highly desirable location.

The ground floor features a cosy sitting room with a multi-fuel log burning stove set within an attractive stone surround, complemented by exposed feature beams and useful alcove shelving. The galley-style kitchen is fitted with a range of cream units and includes a hob with space for an oven and dishwasher. A door leads out to the rear, where there is a stone-built storage shed/coal store. There is also pedestrian access across neighbouring properties' yards for bin access.

To the first floor, there is a well-proportioned double bedroom and a versatile second room, ideal as a dressing room, nursery or home office, which leads through to the bathroom. The bathroom comprises a bath with shower over, WC and wash basin.



Externally, the property benefits from off-street parking to the front.

5 West End successfully operates as a high-end holiday let but would equally suit a first-time buyer or serve perfectly as a Yorkshire bolt hole.

#### **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**

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.  
///bathtubs.deleting.mixers

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

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

##### **TENURE**

Freehold with vacant possession.

##### **COUNCIL TAX**

Band A.

##### **SERVICES**

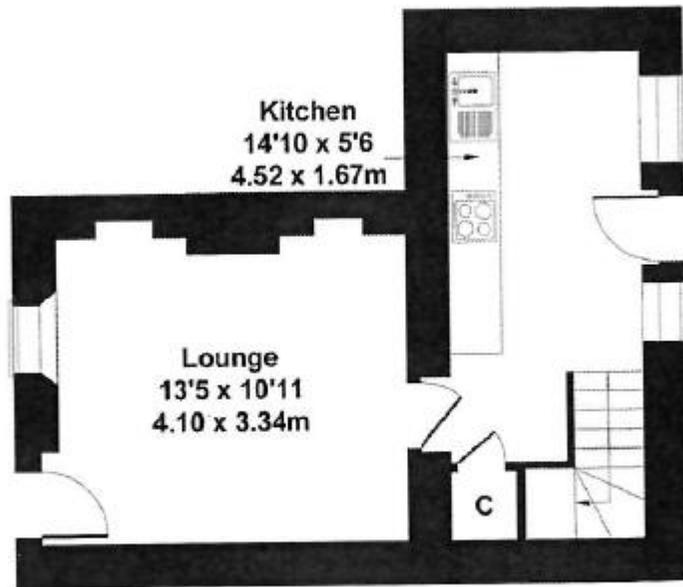
Mains electricity, mains water, mains drainage.

##### **LOCAL AUTHORITY**

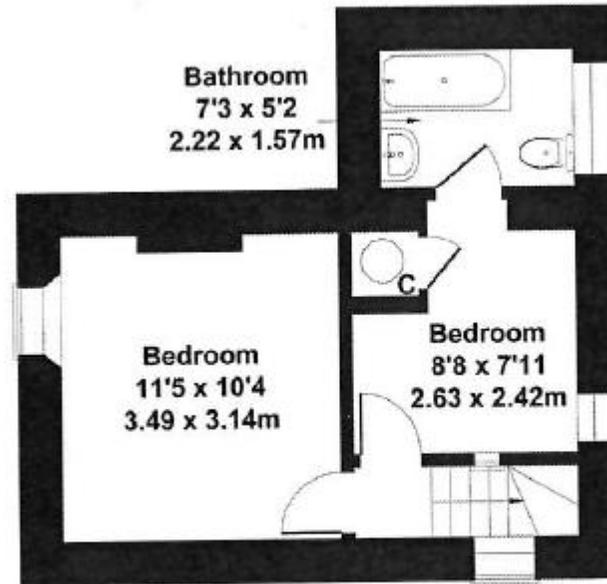
North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD. Tel 03001312131



Approximate Gross Internal Area  
574 sq ft - 53 sq m



GROUND FLOOR



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.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		