



TEAL COTTAGE 1 BLACK BULL YARD, MIDDLEHAM, NORTH YORKSHIRE, DL8 4NX

A PLEASANTLY TUCKED AWAY WELL PRESENTED END TERRACED COTTAGE WITHIN THIS POPULAR DALES VILLAGE.

Living Room/Kitchen, Bedroom, Bathroom/WC, Night Storage Heating, UPVC Double Glazing. Council Tax Band B. EER E40. NO ONWARD CHAIN.

Offers in the Region of £150,000





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The Accommodation comprises:

GROUND FLOOR

LIVING ROOM/KITCHEN

3.65m x 4.52m (12' x 14'10"). Tiled surrounds, one and a half bowl sink unit with chrome mixer tap, laminate work surfaces, solid pine cupboards and drawers, built-in electric oven and hob, built-in fridge, fitted washing machine, under cupboard lighting, two night storage heaters, ceiling beam, feature stone surround fireplace with cast iron grate (boarded flue opening), wall lights. Double glazed window to front. Timber entrance door to front with single glazed leaded panel. Pine staircase to First Floor.

FIRST FLOOR

LANDING

Night storage heater. Double glazed window to front. Sliding door to Bedroom. Pine staircases to Ground Floor and Second Floor.

BEDROOM

3.65m x 2.68m (12' x 8'10"). Ceiling beam, night storage heater, built-in double wardrobe. Double glazed window to front. Sliding door to Landing.

SECOND FLOOR

LANDING

Open beamed ceiling. Door to Bathroom/WC. Pine staircase to First Floor.

BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, panelled bath with electric shower over and curtain and rail, low level WC, chrome heated towel rail, airing cupboard with lagged hot water cylinder and immersion heater, open beamed ceiling, electric wall heater. Double glazed velux window.

OUTSIDE

Outside courtesy light, electric meter box, pedestrian access across gravelled forecourt providing access to the village centre.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - We understand that the property is Freehold, although we have not verified this by sight of the Title Deeds.

Local Authorities - Richmondshire District Council -
Tel: (01748) 829100.
North Yorkshire County Council -
Tel: (01609) 780780.

Property Reference –13995

Particulars Prepared – August 2022

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.

SURVEY & VALUATION

A range of valuation/survey services is available for all property transactions including sale, purchase, mortgage, probate etc.

FREE IMPARTIAL MORTGAGE ADVICE

CALL TODAY TO ARRANGE YOUR APPOINTMENT

Mortgage Referral Arrangement

In accordance with Compliance with the Consumer Protection from Unfair Trading Regulations 2008, we declare that we routinely refer potential purchasers to L&C (London & Country Mortgages Ltd) for fee free mortgage advice. It is your decision whether you choose to deal with L&C. Should you decide to use L&C you should know that we would receive a referral fee of 25% of any payment they receive from lenders and insurers for the services they provide to you.

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.



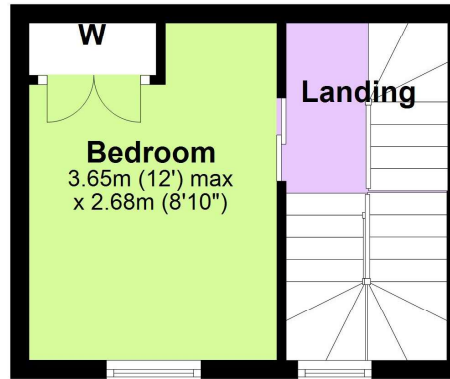
Ground Floor

Approx. 16.5 sq. metres (177.8 sq. feet)



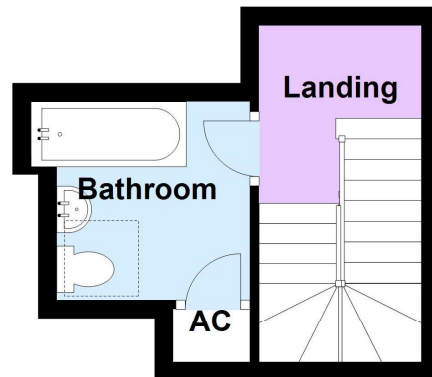
First Floor

Approx. 16.6 sq. metres (179.0 sq. feet)

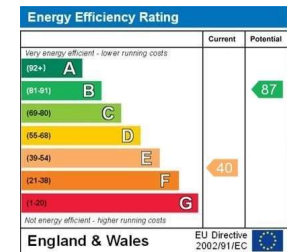


Second Floor

Approx. 11.9 sq. metres (128.0 sq. feet)



Total area: approx. 45.0 sq. metres (484.9 sq. feet)



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