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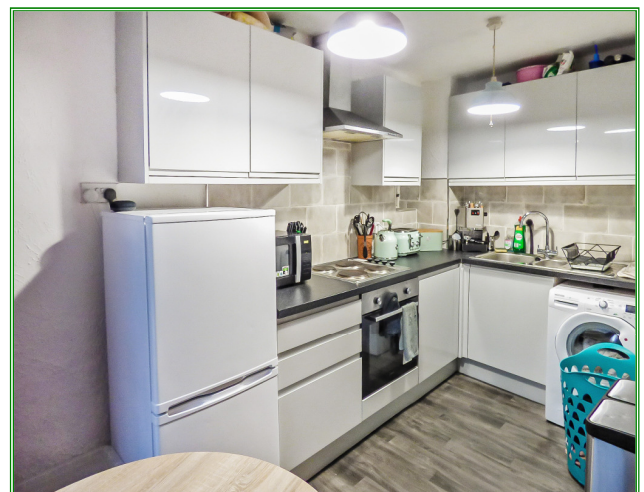
"For Sales In The Dales"

Bank Cottage, Kirkgate, Middleham



- Dales Cottage in Central Location
- 2 Double Bedrooms
- Open Plan Kitchen, Lounge & Dining Area
- Bathroom
- Modern Electric Heating
- Ideal Full Time, Second or Holiday Home
- Fantastic Location
- Some Modernisation Required
- No Chain

Guide Price: £155,000 - £165,000



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J. R. Hopper & Co. is a trading name for J. R. Hopper & Co. (Property Services) Ltd. Registered: England No. 3438347. Registered Office: Hall House, Woodhall, DL8 3LB. Directors: L. B. Carlisle, E. J. Carlisle

Bank Cottage, Kirkgate, Middleham

DESCRIPTION

Guide Price £155,000 - £165,000.

Bank Cottage is a traditional Dales cottage situated close to the popular historic market town of Middleham in Wensleydale.

Middleham, located in the heart of the Yorkshire Dales, is famous for its castle and race horse connections and has a great range of pubs, shops and restaurants. There is also a church, primary school and an active community centre.

The property requires some modernisation throughout but benefits from new installed electric heating. The accommodation to the ground floor of the cottage offers an open plan living area consisting of a modern kitchen/diner and a spacious lounge area. The first floor comprises two double bedrooms and a modern bathroom.

Externally, this cottage does not own anything outside, however there is plenty of off road parking in the village.

Bank Cottage would make an ideal full time or holiday home.

Video viewing available on request. No onward chain.

GROUND FLOOR

OPEN PLAN LIVING ROOM 24' 12" x 12' 1" (7.62m x 3.68m)

KITCHEN DINER AREA - 12' 9" x 6' 2" (3.89m x 1.88m)

Vinyl flooring. Range of wall and base units. Integrated electric cooker. Stainless steel single drainer sink. Plumbing for washing machine. Electric heater. Window to front. Small window to rear.

LOUNGE AREA - 13' 3" x 12' 9" (4.04m x 3.89m)

Fitted carpet. Electric heater. Staircase. Storage cupboard housing the consumer unit. Window to front. Front door.

FIRST FLOOR

BEDROOM 1 8' 9" x 12' 2" (2.67m x 3.71m) Double bedroom. Fitted carpet. Modern electric heater. Window to front.

BEDROOM 2 13' 08" x 7' 7" (4.17m x 2.31m) Double bedroom. Modern electric heater. Built in wardrobes. Window to front.

BATHROOM 4' 7" x 11' 3" (1.4m x 3.43m) Modern suite in white, comprising shower cubicle, bath, WC, and wash hand basin. Vinyl flooring. Modern electric heater. Frosted window to rear.

OUTSIDE

Externally, this cottage does not own anything outside, but there is plenty of safe off road parking on the cobbles in the market square and in front.

Bank Cottage, Kirkgate, Middleham

GENERAL

Photographs & Virtual Tours Viewing	Items in these photographs and tours may not be included in the sale. Ask for a video viewing first - In person viewings by appointment only. PPE must be worn at appointment. We aim to accompany viewings 7 days a week.
Local Authority	Richmondshire District Council, 01748829100.
Planning Authority	Yorkshire Dales National Park (01969 652349)
Council Tax Band	Band should be confirmed by the Purchaser prior to purchase.
Tenure	Freehold.

AGENT NOTES

J. R. HOPPER & Co. has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice.

OFFER PROCEDURE

J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition the Purchaser will be required to provide information regarding the source of funding as part of our Offer handling procedure

FINANCIAL ADVICE

Buying your own home can be a complicated and confusing business especially with so many different schemes being offered by the High Street Building Societies and Banks. Why not find out which mortgage is best for you by speaking to our own **Independent Financial & Mortgage Advisor?** There is no obligation or cost and we can help even if you are buying from other agents. To make an appointment, please call – 01969 622936

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

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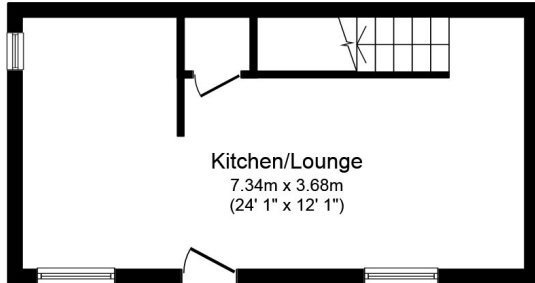
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ENERGY PERFORMANCE CERTIFICATE

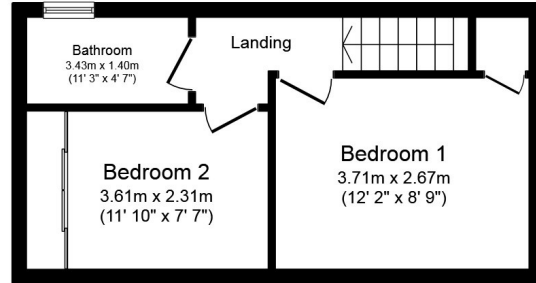
Property: Bank Cottage, Kirkgate, Middleham, Leyburn, North Yorkshire, DL8 4PF

Energy Efficiency Rating Current 41 Environmental Impact Rating Current 28

Bank Cottage, Kirkgate, Middleham



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Bank Cottage, Kirkgate, Middleham

