



East Witton Road
Middleham
Leyburn
North Yorkshire
DL8 4PD

Offers in Excess of £166,000

bettermove

East Witton Road

Leyburn

Bettermove are proud to present this charming 1 bedroom cottage in Middleham available with no forward chain.

The property benefits from double glazing, electric heating throughout and has ample on street parking available nearby. The council tax band is A.

The interior of this well presented property comprises a spacious and open plan living room with the fitted kitchen featuring exposed beams throughout, cloakroom with WC and basin, one double bedroom and an ensuite shower room.

Located in the popular town of Middleham, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A6108 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase immediately by paying an exclusivity deposit of £1,000.

This is not an additional fee and is returned to you on completion.

Paying this deposit ensures that the seller takes the property off the market and reserves it exclusively for you. Therefore, eliminating the risk of being gazumped by another buyer, and incurring aborted costs.

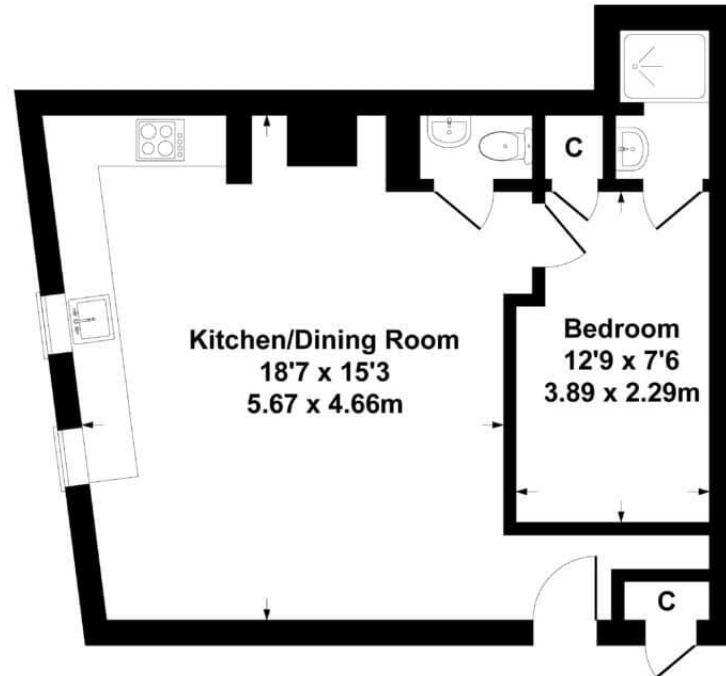
This allows you rights to purchase within a given timeframe (typically 8-12 weeks) which gives you time to prepare funding, surveys, and searches.



The Blacksmiths, Middleham

Approximate gross internal area

45 sq m - 484 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.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	37	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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