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"For Sales In The Dales"
01969 622936

Wren Cottage, Middleham



- Stone Built Barn Conversion
- Double Bedroom
- Shower Room
- Lounge & Kitchen
- Quiet Courtyard Location
- UPVC Windows Throughout
- 1 Allocated Parking Space
- Good Condition
- Night Storage Heating
- Ideal Starter, Holiday Home In The Dales

Offers Around £125,000



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Wren Cottage, Middleham

DESCRIPTION

Wren Cottage is a great example of a barn conversion providing cosy yet spacious 1 bedroom accommodation. The property is located in a quiet court yard in the village of Middleham, off the market square.

Middleham is a picturesque Dales village in Wensleydale. Famous for its Richard the III Castle, horse racing and tourism; there is an excellent range of pubs, primary school, village shop, restaurants and lovely walks in all directions.

The property consists of a kitchen and lounge of the ground floor and on the second floor there is 1 double bedroom and a shower room.

Externally there is a parking space allocated in the shared courtyard.

An ideal starter home or holiday let.

GROUND FLOOR

- KITCHEN** **11' 10" x 8' 04" (3.61m x 2.54m)** Wood effect laminate flooring. Ceiling beam. Wall & base units with modern worktop. Plumbed for small washing machine. Cooker point. Fitted cupboard with doors matching the kitchen units. Front door. Staircase. Window to the front.
* The electric four ring cooker, new washing machine and microwave are included in the sale price.
- LOUNGE** **11' 11" x 10' 10" (3.63m x 3.3m)** Wood effect laminate flooring. Night storage heater. Calor gas stove. TV point. Windows to front and rear.

FIRST FLOOR

- STAIRCASE** Pine Staircase. Carpeted steps. Sky light.
- LANDING** Fitted carpet.
- BEDROOM** **13' 05" x 11' 10" (4.09m x 3.61m) (MAX)** L Shaped double bedroom. Fitted carpet. Beamed Ceiling. Night storage heater. Airing cupboard. Fitted wardrobe. 2 windows to the front.
- SHOWER ROOM** **5' 11" x 5' 04" (1.8m x 1.63m) (AVG)** Tiled floor. Partially tiled walls. WC. Hand Basin. Shower cubicle with electric shower. Electric heater. Loft access. Frosted window to front.
- OUTSIDE** Shared Court yard laid with gravel. Each property has allocated parking for 1 car.

Wren Cottage, Middleham

GENERAL

Photographs & Virtual Tours	Items in these photographs and tours may not be included in the sale.
Viewing	By appointment. We aim to accompany viewings 7 days a week.
Local Authority	Richmondshire District Council 01748 829100
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

CONVEYANCING

Buying or Selling your home requires a diligent solicitor. We work with local solicitors & the UK's most recommended provider of conveyancing services. This makes the process as smooth and stress free as possible. Call, or check our website, for a free, no obligation, no move no fee quote.

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If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our **Relocation Agent Network** of over 600 specially selected offices can provide this no obligation free service anywhere in the country. Call or email now to let us get you moving.

ALL AGENTS

Check out what other buyers and sellers have said about J.R. Hopper & Co at allagents.co.uk. Almost 100% of the 40 testimonials this year would recommend J.R. Hopper & Co. to their friends.

ON THE MARKET

To see all our properties in the Yorkshire Dales first, register at jrhopper.com and onthemarket.com

J. R. HOPPER & Co.

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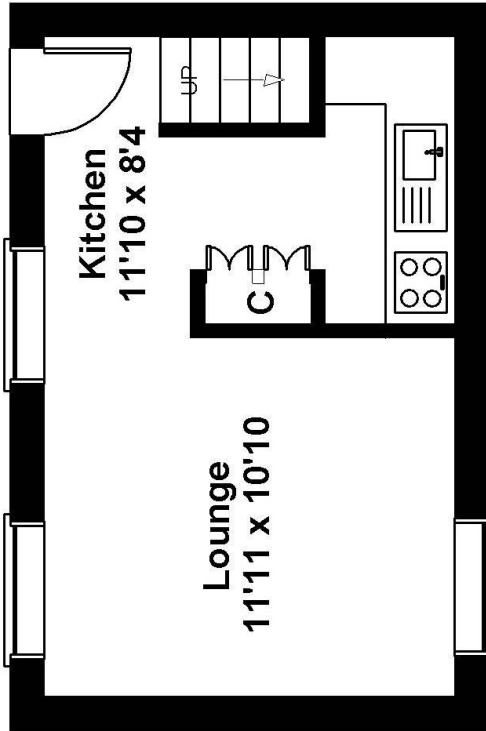
ENERGY PERFORMANCE CERTIFICATE

Property: Wren Cottage, 2 Black Bull Yard, Middleham, Leyburn, North Yorkshire, DL8 4NX

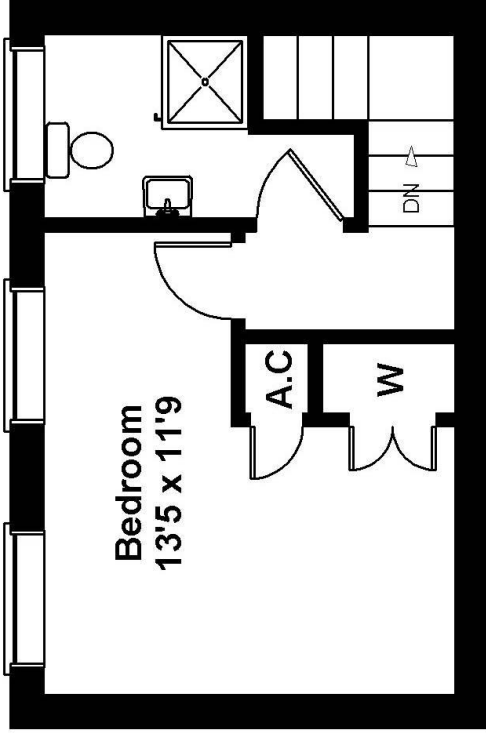
Energy Efficiency Rating Current 39 Environmental Impact Rating Current 22

Wren Cottage

Wren Cottage, Middleham



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.

Produced by Potterplans Ltd. 2016

Wren Cottage, Middleham

