



31A The Springs

Middleham, Leyburn, North Yorkshire, DL8 4RB



Robin Jessop

AN ATTRACTIVE, TWO BEDROOM STONE-BUILT HOUSE WITH ATTACHED SINGLE GARAGE & PRIVATE GARDEN

- Stone Built End of Terrace House
- Very well Presented Throughout
- Two Double Bedrooms
- Private South Facing Garden
- Single Garage & Driveway Parking
- Chain Free
- **Guide Price Range: £200,000 - £225,000**

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

31A The Springs is a stone-built end of terrace house located within a popular and quiet residential cul-de-sac. The property is well presented throughout and is fully double-glazed offering comfortable accommodation.

The property is entered into a useful front porch with a tiled floor which leads into the sitting room. This has a pleasant outlook to the front and a feature fireplace which could be re-opened with a log burner installed. To the rear is the kitchen overlooking the garden with glazed door leading out. The kitchen has a good range of fitted units which are complemented by appliances including a freestanding oven, fridge and plumbing for a washing machine and wooden panelling on the walls. There is also ample space for a dining table and a useful pantry/storage cupboard under the stairs.



To the first floor there are two well-proportioned double bedrooms which each have a pleasant outlook. There is a house bathroom with a WC, hand basin and a walk-in shower cubicle.

Externally the property is complemented by a private rear garden which is fully enclosed and well landscaped with flower beds and borders together with patio for seating. There is a single garage with personnel door which provides excellent storage and a driveway at the front with parking for one vehicle.

Overall, 31A The Springs would make an excellent full time, starter home or holiday home in a popular location.

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

///garlic.captive.upgrading

FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band C.

SERVICES

Mains electricity, mains water, mains drainage. Electric heating.

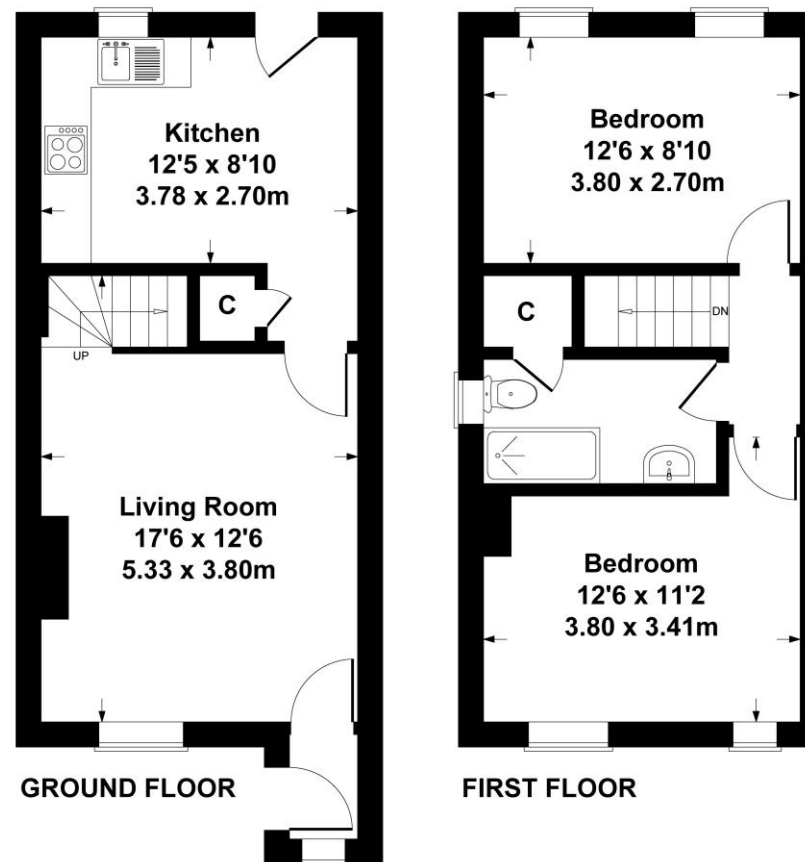
LOCAL AUTHORITY

North Yorkshire County Council, County Hall, Racebourse Lane, Northallerton, DL7 8AD



31a The Springs, Middleham

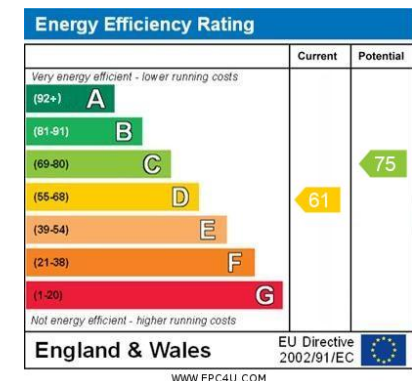
Approximate gross internal area
Total 63 sq m - 678 sq ft



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. 2026



Robin Jessop Ltd
info@robinjessop.co.uk
01969 622800
01677 425950
www.robinjessop.co.uk

Important Notice: Robin Jessop Ltd, their clients and any Joint Agents give notice that: They are not authorized to make or give any representations or warranties in relation to the property either here or elsewhere, on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning permission, building regulations or other consents. Where it is stated that there is planning potential, Purchasers must satisfy themselves with the Planning Authority or otherwise. Robin Jessop Ltd has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.