



34A MARKET PLACE  
Middleham, Leyburn



**GSC GRAYS**  
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# 34A MARKET PLACE

Leyburn, DL8 4NP

Located in the heart of Middleham Foxtor house is full of character and with lovely accommodation set over three floors.

The accommodation comprises a living room, dining room, and kitchen with two bedrooms and two bathrooms including one en suite.



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## Location and amenities

Nestled between two rivers, the Ure and Cover, the village of Middleham is steeped in heritage with the magnificent castle, having the largest castle keep in the North of England and a royal heritage that once earned it the title of the 'Windsor of the North'. There is a charming cobbled market square with Georgian and Victorian tearooms and galleries, along with pubs, inns and B&Bs as well as having the benefit of being well located for access to the dramatic landscape of the Yorkshire Dales.

Middleham is also famed for its rich horse racing heritage, being home to stables and gallops, with leading flat and National Hunt Racehorses. There are good commuting links with mainline railway stations at Northallerton and Darlington and the A1(M) access point is around 12 miles away. Leyburn is located around 2 miles away with a classic cobbled market square, traditional weekly market, along with a variety of shops, tearooms and restaurants.







### Ground Floor

The main front door opens to the living room with a warm and welcoming central fireplace with stairs up to the first floor and a double door through to the cloakroom and storage area and onwards up a couple of steps up to the dining area where there is room for a small table and chairs. Steps from here take you to the kitchen which has a tiled floor and is fitted with a range of floor and wall-mounted units fitted oven, dishwasher and fridge. There is a small store room with plumbing to keep your washing machine and a doorway out to the rear of the property. A door from the kitchen opens up to an inner hall and through to the ground-floor shower room.

### First Floor

The stairs from the main living room take you to the first-floor landing where there is a window to the rear and a door to a double bedroom where there is a feature (blocked up) fireplace and a window to the front.

### Second Floor

On the second floor, you will find the master bedroom suite with a window to the front and a door to the en suite. The en suite has a shower, WC and a hand wash basin.

## Terms and conditions

The unfurnished property is offered to let by way of an Assured Shorthold Tenancy agreement for an initial term of 6 months at a rental figure of £795 per calendar month, payable in advance by standing order. A deposit will be payable of £917 prior to taking occupation which will be held in an approved scheme.

## Holding Deposit

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days or such longer period as might be agreed. If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm. However, if the Landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days. Should you be offered, and you accept a tenancy with our Landlord, then your holding deposit will be credited to the first months' rent due under that tenancy. Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.

## References

The Landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

## Insurance

Tenants are responsible for the insuring of their own contents.

## Smoking and Pets

Smoking is prohibited inside the property. Pets shall not be kept at the property without prior consent from the landlord.

## Services and other information

Heating is via the main fireplace and electric appliances radiators. The property has mains water and drainage.

## Local authority

North Yorkshire Council

## Viewings

Strictly by appointment only via the Agents GSC Grays Tel 01748 897629

## Particulars and photographs

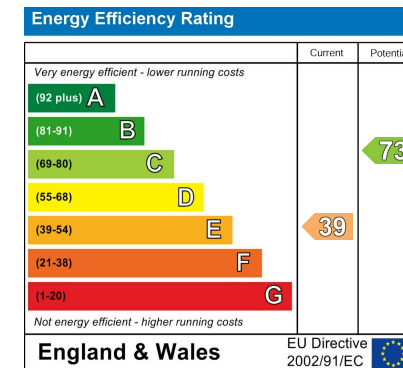
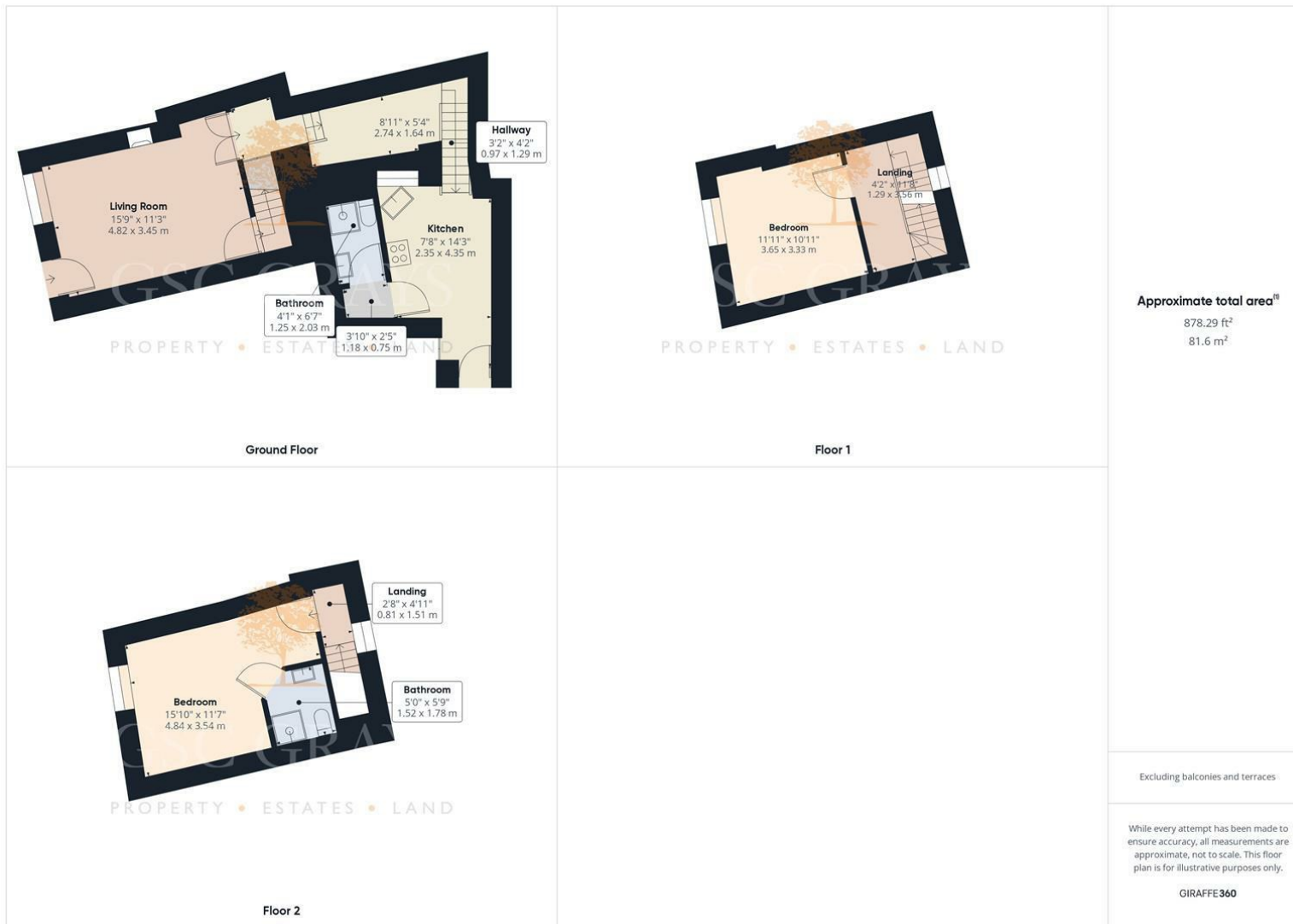
Particulars updated December 2024

Photographs taken in December 2023

## Disclaimer

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.



**DISCLAIMER NOTICE:**

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
2. All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
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