



Roast Calf Lane, Bishop Middleham, DL17 9AT
2 Bed - House - Semi-Detached
£750

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Roast Calf Lane

Bishop Middleham, DL17 9AT

Positioned pleasantly within the heart of the popular, semi-rural location of Bishop Middleham, we are thrilled to present to the rental market this exceptionally well presented semi detached house with two double bedrooms on Roast Calf Lane. Having easy access to all of the local amenities offered in both Bishop Middleham & its neighbouring village of Sedgfield & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property benefits further from gas central heating via a combi boiler & double glazing throughout. In brief, this well proportioned residence comprises: Welcoming entrance hallway with stairs to the first floor, a beautiful lounge/dining area (measuring 19ft approximately) with window to front elevation & patio doors to a rear conservatory & a kitchen with a range of fitted wall & base units. The first floor landing boasts two double bedrooms & an impressive family bathroom with three piece suite. Externally, the home enjoys a well maintained, enclosed South-East facing garden to the rear whilst the front garden is open aspect. We strongly recommend thorough internal inspection in order to fully appreciate the style, standard, layout & presentation of this remarkable property to let.

Tenants required earnings: £22,800 Guarantors required earnings: £27,360

No Pets.

£750pcm £750bond

EPC Rating: D

Council Tax Band: A











ENTRANCE HALLWAY

LOUNGE / DINING AREA

19'7 x 10'8 (5.97m x 3.25m)

CONSERVATORY

11'10 x 8'10 (3.61m x 2.69m)

KITCHEN

10'8 x 7'11 (3.25m x 2.41m)

FIRST FLOOR LANDING

MASTER BEDROOM

16'2 x 9'4 (4.93m x 2.84m)

BEDROOM TWO

10'7 x 10'4 (3.23m x 3.15m)

BATHROOM

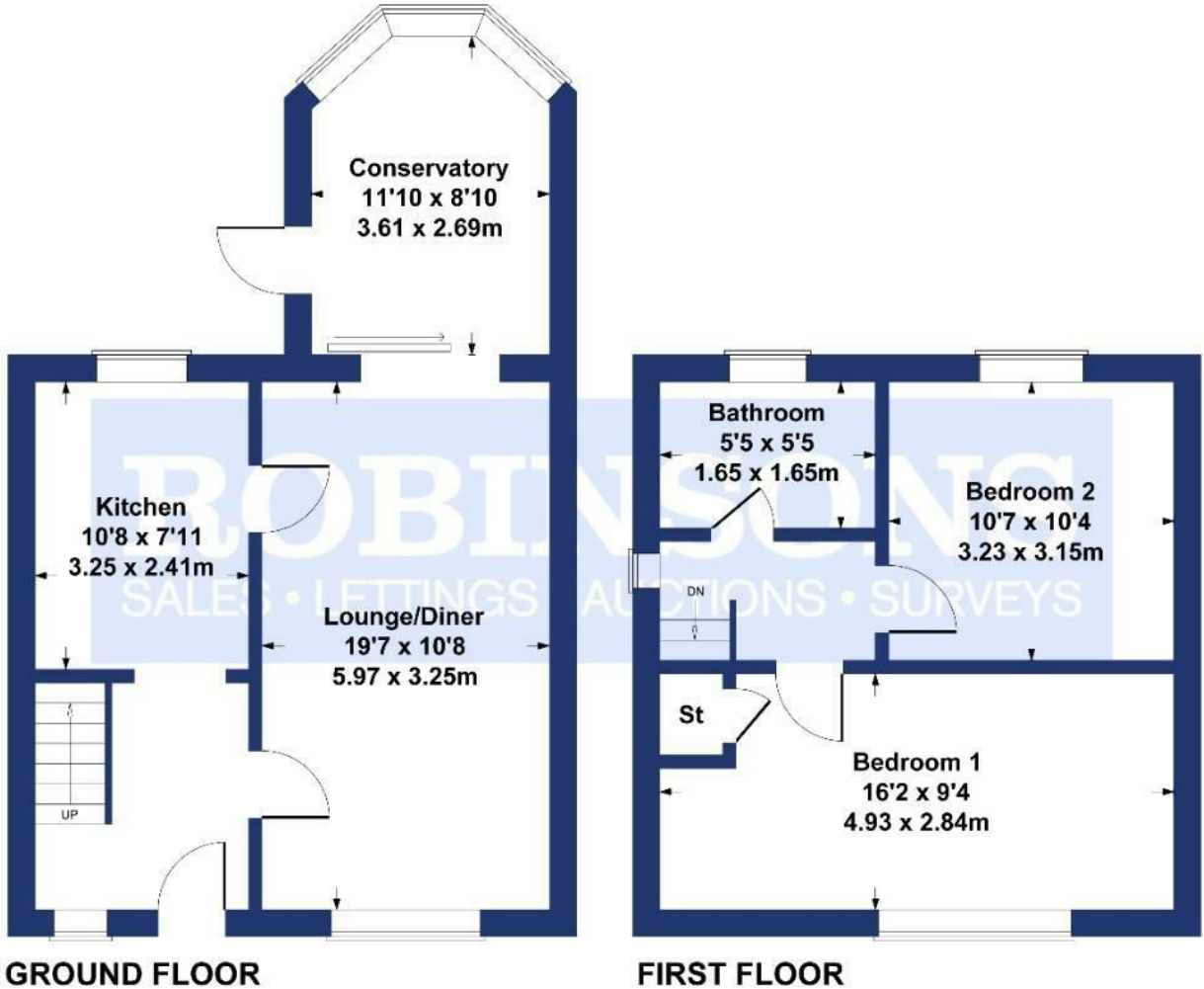
5'5 x 5'5 (1.65m x 1.65m)

EXTERNALLY



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Approximate Gross Internal Area
853 sq ft - 79 sq m



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. 2025

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

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

