



Roast Calf Lane, Bishop Middleham, DL17 9AT  
3 Bed - House - Detached  
£895 Per Month

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## Roast Calf Lane Bishop Middleham, DL17 9AT

We are delighted to offer to the market TO LET this impressive three bedroom detached house on Roast Calf Lane, within the highly sought after, semi rural location of Bishop Middleham. This deceptively spacious home is the ideal property for the family, has easy access to all of the immediate amenities offered within the area & surrounding villages, is within excellent commuting distance to all major road networks leading to Durham City, Darlington & Teesside & benefits further from gas central heating & double glazing throughout. In brief, this impressive residence briefly comprises: welcoming entrance lobby with access through to a 16ft (approximately) family room/study (which was the original garage to the home), a 22ft (approximately) open-plan lounge/dining area with window to front elevation & patio doors to the rear garden, an inner hallway with stairs to the first floor & ground floor cloaks/wc & a re-fitted kitchen with a range of fitted wall & base units. The first floor landing boasts three good sized bedrooms & a family bathroom with modern four piece suite. Externally, the property enjoys an enclosed rear garden which is largely laid to lawn; whilst to the front there is a spectacular sized driveway providing ample vehicle parking. This is a superb opportunity for a family to acquire this lovely home within this popular, yet quaint village location. Thorough internal inspection comes highly recommended in order to fully appreciate the style, layout, standard & size of this remarkable property.

No Smokers. Working Applicants Preferred. No Pets.

Tenants Required Earnings: £26,400. Guarantors Required Earnings: £31,680

Rent £895

Bond £895

EPC Rating: D

Council Tax Band: D

Tenure: Freehold

















#### **ENTRANCE HALLWAY**

#### **FAMILY ROOM**

15'7 x 8'6 (4.75m x 2.59m)

#### **LOUNGE / DINING ROOM**

23'1 x 10'8 (7.04m x 3.25m)

#### **INNER LOBBY**

#### **GROUND FLOOR CLOAKS / WC**

#### **KITCHEN**

10'0 x 9'4 (3.05m x 2.84m)

#### **FIRST FLOOR LANDING**

#### **MASTER BEDROOM**

13'2 x 10'4 (4.01m x 3.15m)

#### **BEDROOM TWO**

10'3 x 9'7 (3.12m x 2.92m)

#### **BEDROOM THREE**

10'1 x 7'2 (3.07m x 2.18m)

#### **FAMILY BATHROOM**

#### **EXTERNALLY**





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Approximate Gross Internal Area  
1115 sq ft - 104 sq m



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. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.



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