



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

Presented with a touch of sophistication; we are thrilled to offer TO LET this stunning three bedroom detached house on Roast Calf Lane, within the highly sought after, semi rural location of Bishop Middleham. This well proportioned residence is the perfect residence 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 & Teeside & benefits further from gas central heating via a 2021 re-fitted combi boiler & 2021 re-fitted double glazing. In brief, this deceptively spacious property briefly comprises: welcoming entrance lobby with access through to a 22ft (approximately) open-plan lounge/dining area with window to front elevation & patio doors through to a useful conservatory which enjoys views over the rear garden, an inner hallway with stairs to the first floor & ground floor cloaks/wc & a kitchen with a range of fitted wall & base units. The first floor landing boasts three good sized bedrooms & a family bathroom with modern three piece suite. Externally, the property occupies an excellent sized plot with a lovely enclosed South-West facing garden to rear which is largely laid to lawn; whilst to the front there is a double driveway providing ample vehicle parking & a single garage in addition. This is a superb opportunity for a family to acquire this tastefully decorated dwelling 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 home available.

EPC Rating: D

Rent £850

Bond £850

No Smokers. Working Applicants Preferred. No Pets.

Tenants Required Earnings: £25,500. Guarantors Required Earnings: £30,600











ENTRANCE HALLWAY

LOUNGE / DINING ROOM
23'1 x 10'8 (7.04m x 3.25m)

CONSERVATORY
9'10 x 7'7 (3.00m x 2.31m)

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

GROUND FLOOR CLOAKS / WC

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

SINGLE GARAGE

REDRESS

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH



Roast Calf Lane

Approximate Gross Internal Area
1150 sq ft - 107 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) 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

83

61

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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