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Market Place  
Leyburn  
North Yorkshire  
DL8 5BD

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Est. 1886

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*"For Sales In The Dales"*



## 48 Park Lane, Middleham

- Immaculate Semi-Detached House
- Amazing Views Across The Valley
- 2 Double Bedrooms
- Living/Dining Room
- Newly Fitted Kitchen
- Newly Fitted Bathroom • External Utility
- Oil Central Heating & Newly Double Glazed
- Private Parking For 2 Cars
- Large Low Maintenance Garden
- Excellent Family Or Investment Property

Postcode: **DL8 4QT**

Tenure: **Freehold**

Council Tax Band: **B**

Energy Efficiency Band: **D**

Local & Planning Authority:  
**North Yorkshire Council**

**Offers Around £230,000**





48 Park Lane is situated on the outskirts of the popular historical town of Middleham, which is only a short walk away.

Middleham is located in the heart of the Yorkshire Dales, it is famous for its castle and racehorse connections and has an excellent range of pubs, shops, and restaurants. There is also a church, primary school, and an active community centre. Middleham is located approximately 2 miles south of Leyburn and is surrounded by the beautiful scenery of the Yorkshire Dales.



The property has recently been renovated to a high standard and benefits from newly fitted double glazing, kitchen, bathroom, central heating and a new oil boiler.

The ground floor is a traditional layout with a large light lounge/dining room and brand-new fitted kitchen. The first floor offers 2 double bedrooms and a newly installed house bathroom.

Externally there is a suntrap patio to the front and ample driveway parking for 2 vehicles. There is also further paved residents parking opposite the property.



To the rear is a large low maintenance landscaped garden offering beautiful views across the valley towards Spennithorne and Leyburn.

48 Park Lane would make an excellent first-time buyer, family home or investment property. In the current market this property should achieve between £700 – 750 PCM.

### Ground Floor

**Entrance Hall** Fitted carpet. Enclosed radiator. Composite front door.

**Living/Dining Room** Lovely large light room. Fitted carpet. Enclosed radiator. Feature electric wall mounted heater with ambient lighting controls. Space for dining table. Large window to the front.



**Kitchen** Laminate flooring. Newly fitted kitchen. Good range of wall and base units. Integrated electric oven and hob. Extractor fan. Integrated fridge. Integrated freezer. Integrated dishwasher. Laminate work top. Composite sink and drainer. Window to rear with beautiful views across the valley. Door to rear.



### First Floor

**Bedroom 1** Large double bedroom. Fitted carpet. Enclosed radiator. Fitted wardrobes. Window to front.

**Bedroom 2** Double bedroom. Fitted carpet. Enclosed radiator. Built in cupboard housing the hot water tank. Window to rear with beautiful views across the valley.



**Landing and Stairs** Fitted carpet. Enclosed radiator.

**Bathroom** Newly installed suite. Laminate flooring. Partially tiled walls. Large, heated towel rail. WC. Washbasin in vanity unit. Bath with electric shower over. Frosted window to rear.

**Outside**

**Front Garden** Small South facing sun trap patio laid with Indian stone. Gravelled driveway with parking for 2 cars. Gate to rear.

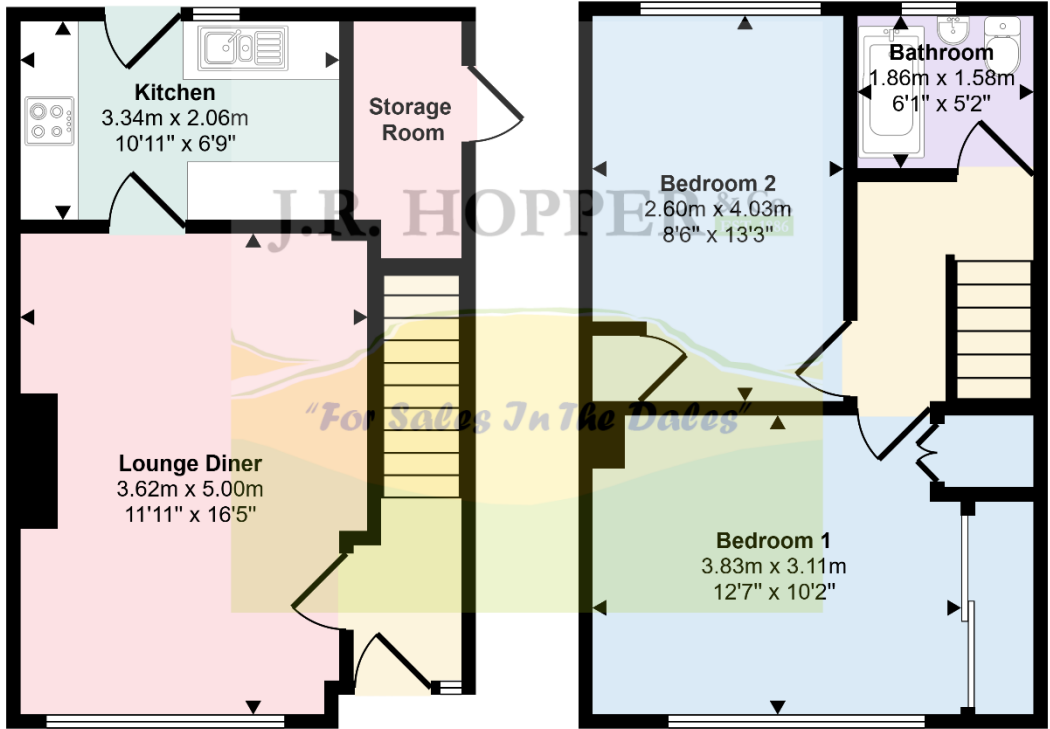
**Rear Garden** Large low maintenance landscaped garden with gravel and Indian stone flags. Space to sit out and enjoy the beautiful far-reaching views across the valley towards Spennithorne and Leyburn.

**Utility** Accessed externally there is a useful storage/utility shed with power, light and plumbing for a washing machine. The new oil boiler and electric consumer unit are also housed here.



Items in these photographs and tours may not be included in the sale • J. R. Hopper & Co. has not tested services, fixtures, fittings, central heating, gas, and electrical systems. If in doubt, purchasers should seek professional advice • J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition, the Purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure • Viewings by appointment only.

Approx Gross Internal Area  
66 sq m / 715 sq ft



Ground Floor  
Approx 33 sq m / 355 sq ft

First Floor  
Approx 33 sq m / 359 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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, Scotland & Wales	EU Directive 2002/91/EC	