



8 St. Alkeldas Road, Middleham, Leyburn, North Yorkshire, DL8 4PW
Offers over £350,000



8 St. Alkeldas Road, Middleham, Leyburn, North Yorkshire, DL8 4PW

A VERY DESIRABLE 3-BEDROOM Detached Bungalow in a CHOICE LOCATION with LOVELY VIEWS. SITTING ROOM with great Views & large 5.49m/18'0" KITCHEN/DINING ROOM, SUN ROOM, PORCH, HALL & WASHROOM/WC; 3 Good BEDROOMS & BATH/SHOWER ROOM. Oil central heating & UPVC Double Glazing. Front & South Facing Rear GARDEN, Driveway & adjoining GARAGE. HIGHLY RECOMMENDED.

Middleham is an historic town in the heart of the Yorkshire Dales centred around a cobbled square. Renowned for its horse racing (The 'Newmarket of the North') & its famous Castle once home to Richard III, Middleham is a well-served community with a primary school & nursery, several pubs, a village shop, a tea room & an active community centre - The Middleham Key Centre. Leyburn 2 miles, Masham 9 miles, access A1(M) - 12 miles, & mainline train station at Northallerton - 18 miles.

PORCH

Exposed stone features, tiled floor & light point.

ENTRANCE HALL

Coats cupboard.

SITTING ROOM (VIEWS) 5.14m x 4.12m (16'10" x 13'6")

A fine deep dual-aspect room with attractive fireplace & multi-fuel stove. UPVC windows to front & side – wonderful elevated views.

KITCHEN/DINING ROOM 5.49m x 3.06m (18'0" x 10'0")

Wall & floor units with worktop & 1 & ½ bowl sink. Integrated electric oven & ceramic hob with extractor over, plumbing for dishwasher & washing machine. Grant oil boiler. UPVC window to rear & door with side screen to:

SUN ROOM 2.29m x 2.03m into sills (7'6" x 6'7" into sills)

Overlooking the gardens - UPVC windows & door to outside. Exposed stone features, light & power.

WASHROOM/WC

Washbasin & WC. UPVC window to rear.

BEDROOM 1 (VIEWS) 3.60m x 3.07m (11'9" x 10'0")

UPVC window to front – wonderful elevated views.

BEDROOM 2 (VIEWS) 3.91m x 2.76m (12'9" x 9'0")

UPVC window to side – wonderful elevated views.

BEDROOM 3. 3.06m x (3.29m max) 2.53m

UPVC window to rear.

BATH/SHOWER ROOM 2.40m x 2.00m (7'10" x 6'6")

Panelled bath with twin shower-heads over, washbasin unit with drawers & WC. Heated towel radiator & UPVC window to rear.

OUTSIDE FRONT

Landscaped garden with lawn & flower/shrub borders. Stepped pathway & stone chipping 2-car drive to:

Adjoining GARAGE 4.93m x 2.56m (16'2" x 8'4")

Up & over door, & side door to rear garden. Light, power & cold-water tap.

Enclosed REAR GARDEN (VIEWS)

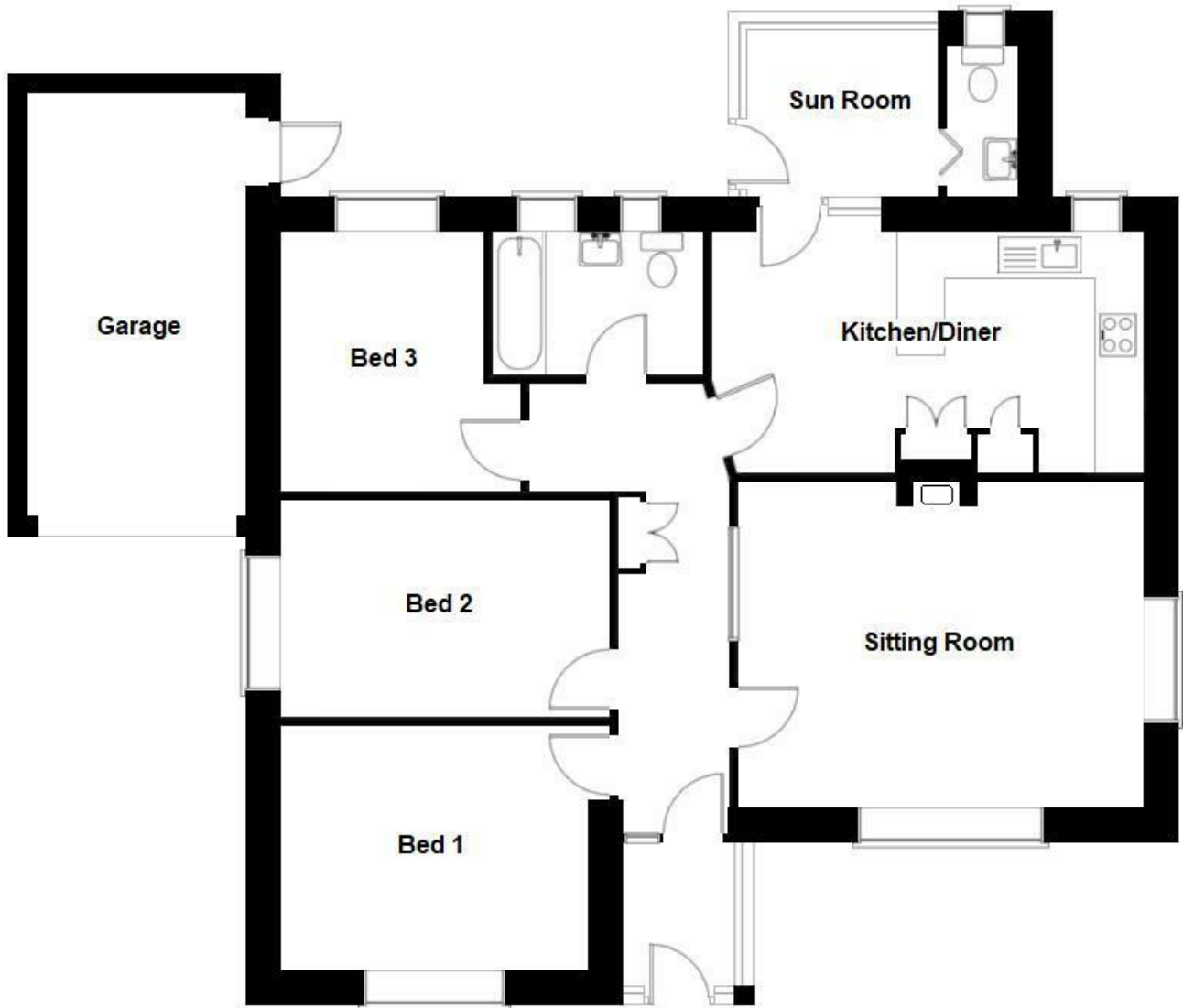
SOUTH facing with flagged patio areas & lawn, landscaped with flower/shrub borders & outside light point. Gates to either side & open land to the rear. An ideal spot to enjoy the elevated views.

NOTES


- (1) Freehold
- (2) Council Tax band: E
- (3) EPC: 63-D
- (4) Mains water, electric & drainage
- (5) Oil Central Heating



OFFERS OVER £350,000



SKETCH PLAN NOT TO SCALE - For Identification Only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC 