



4 Sharp Hill Park Park Lane, Middleham, DL8 4QY
£679,950



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A FABULOUS DETACHED FAMILY HOME in an equably Fabulous Location & For Sale with NO ONWARD CHAIN: Superb 8.86m x 7.95m max/29'0" x 26'0" KITCHEN, DINING & DAY ROOM with great views, FAMILY ROOM, large 4.63m/15'2" OFFICE, Large UTILITY ROOM & WASHROOM/WC; 4 Double BEDROOMS, 2 En-Suite SHOWER ROOMS & 'House' BATH/SHOWER ROOM. Integral GARAGE, ample PARKING & large SOUTH facing GARDEN - great views. VIEWING AN ABSOLUTE MUST.

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 which was once home to Richard III. Middleham is a well-served community with a primary school & nursery, several pubs, a village shop, tearoom & galleries, an active 'Middleham Key Centre' community centre. Leyburn 2 miles, Masham 9 miles, A1(M) 12 miles, & mainline station at Northallerton about 18 miles - LONDON Kings Cross 2 hours 40 minutes.

COVERED PORCH

RECEPTION HALL 7.93m max x 1.92m max (26'0" max x 6'3" max)

Including staircase to first floor with storage cupboard under & Karndean flooring.

Large OFFICE 4.63m x 3.47m (15'2" x 11'4")

Including fitted worktop, cupboards & shelving. UPVC double-glazed sash window to front.

FAMILY ROOM 3.97m x 3.47m (13'0" x 11'4")

Karndean flooring & UPVC double-glazed sash window to front. Glazed doors to:

MAIN LIVING AREA (VIEWS) 8.86m x 7.95m max (29'0" x 26'0" max)

A superb space comprising:

DINING AREA 3.83m x 3.46m (12'6" x 11'4")

Karndean flooring & open to:

KITCHEN & DAY ROOM (VIEWS) 8.86m x 4.12m (29'0" x 13'6")

Fabulously light & fitted with a quality range of soft-close wall & floor units, rotary & waste units, & island breakfasting unit with integrated wine cooler; Silestone worktops with twin inset sinks & space for range cooker, integrated dishwasher & microwave, & space for large fridge. Karndean flooring, UPVC double-glazed sash window to rear & open to:

DAY ROOM (VIEWS)

Fireplace with multi-fuel stove on stone hearth, fitted cupboards, log stores & shelving. Karndean flooring & Bi-fold doors to rear with fabulous views.

Large UTILITY ROOM 3.46m x 2.86m (11'4" x 9'4")

Fitted with a range of cupboard, wall & floor units, wood-block worktops with inset sink, plumbing for washing machine & space for dryer. Karndean flooring & UPVC double-glazed sash window to side.

REAR LOBBY

Door to GARAGE &:

WASHROOM/WC 1.68m x 1.66m (5'6" x 5'5")

Inset washbasin with cupboard under & inset WC. UPVC double-glazed sash window to side.

Integral GARAGE 5.27m x 3.15m (17'3" x 10'4")

(See below)

FIRST FLOOR LANDING

Built-in storage cupboard & separate airing cupboard. Velux window.

BEDROOM 1 (VIEWS) 5.56m x 4.34m (18'2" x 14'2")

Including fitted triple wardrobes & wardrobe-cupboard with light point. UPVC double-glazed 'Juliet' doors to rear - FABULOUS VIEWS.

En-Suite SHOWER ROOM 3.47m x 2.40m (11'4" x 7'10")

Large shower cubicle, twin inset washbasins with cupboards under & inset WC. Karndean flooring & UPVC double-glazed sash window to side.

BEDROOM 2 (VIEWS) 4.88m x 3.47m (16'0" x 11'4")

Including fitted triple wardrobes & UPVC double-glazed sash window to front - FABULOUS VIEWS.

En-Suite SHOWER ROOM 2.21m max x 1.95m (7'3" max x 6'4")

Inset shower cubicle, washbasin & WC. UPVC double-glazed sash window to front.

BEDROOM 3 (VIEWS) 4.32m x 4.12m (14'2" x 13'6")

UPVC double-glazed 'Juliet' doors to rear - FABULOUS VIEWS.

BEDROOM 4 (VIEWS) 3.88m x 3.47m (12'8" x 11'4")

UPVC double-glazed sash window to front - FABULOUS VIEWS.

'House' BATH/SHOWER ROOM 3.47m x 2.70m (11'4" x 8'10")

Panelled bath, separate shower cubicle, washbasin & WC. UPVC double-glazed sash window to side.

OUTSIDE

Low stone boundary wall, block paved driveway & parking area leading to:

Integral GARAGE 5.25m x 3.15m (17'2" x 10'4")

Worktop with plumbing for washing machine under, hatch to loft storage, Worcester gas boiler, strip-lighting & power; Electric roller door, UPVC side door & internal door to REAR LOBBY.

SOUTH REAR GARDENS

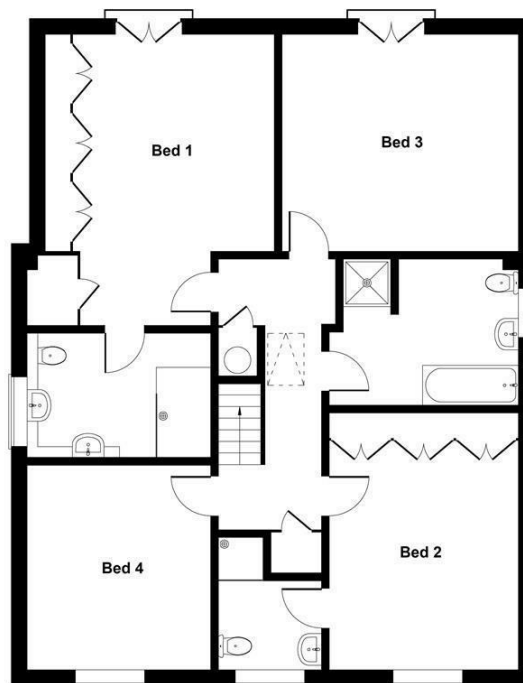
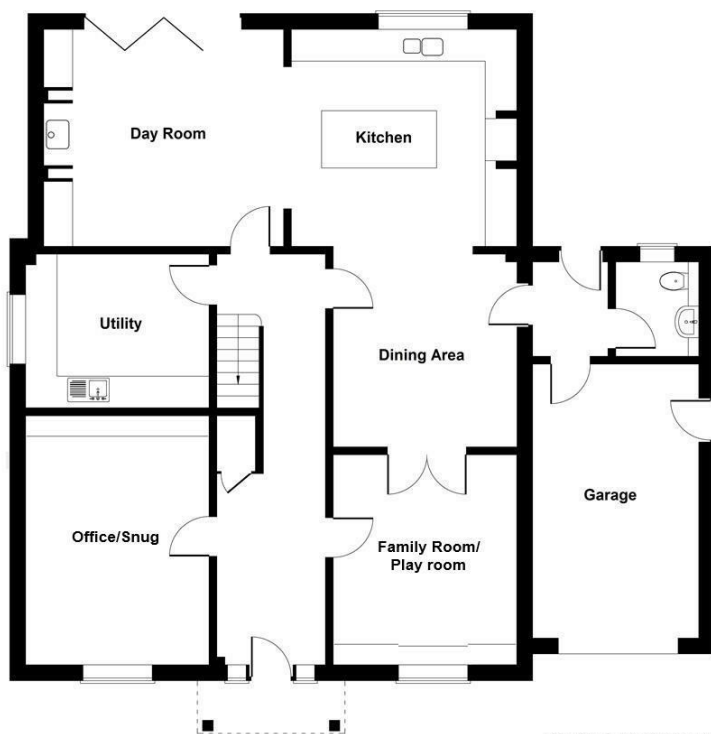
'Either-side' gates lead to the large enclosed lawned garden with an extensive stone flagged patio-terrace. Outside lighting, power sockets & cold-water tap - FABULOUS VIEWS.

NOTES

- (1) Freehold
- (2) Council Tax Band: F
- (3) EPC: 76-C
- (4) Gas Central Heating & Double Glazing
- (5) Mains Water, Electricity, Gas & Klargester sewage treatment plant



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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. 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		

76 **82**

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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