

PARK LANE

MIDDLEHAM

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# Welcome Home...

Located in the market town of Middleham, this home is just a short stroll from the town centre, where you'll find a choice of independent shops, eateries, local pubs, and a primary school. The area is ideal for those who love the outdoors, with scenic walking routes right on your doorstep. For days out, the surrounding towns and villages offer even more to explore, making this a perfect base for enjoying all that Wensleydale and the wider Yorkshire Dales have to offer.

When you arrive home, convenient off-street parking is directly opposite your front door. Step out and head toward your front garden, neatly enclosed by a low wall. The low-maintenance space features gravel landscaping and a path leading from the gate to your front door, which opens into the main hallway. Alternatively, a second entrance leads into a separate hallway with direct access to the back garden. There's a cable to at the front of the house ready for an electric car charging point if needed.

Step inside this recently updated home, where every detail has been thoughtfully refreshed—including a brand-new kitchen, bathroom, fresh décor throughout, and smart oak doors.

To the right of the hall, you'll find your living room, a comfortable space with plenty of room for a sofa, armchair, and coffee table. A log-burning stove adds warmth during the colder months, while patio doors open out to the rear garden, great for sunny days to enjoy the outside, whilst indoors.







## Kitchen/diner...

On the left of the hall, the stylish kitchen/diner awaits. Finished in a rich green with rose gold hardware and wood-effect worktops, it's both practical and eye-catching. Integral appliances—including an oven, hob, fridge/freezer, and a dishwasher—are all neatly built in, keeping the space clutter-free. A Belfast sink beneath the window looks out over the back garden, and a handy under-stairs cupboard provides extra storage, perfect for a pantry.

Running alongside the kitchen is a secondary hallway connecting the front and rear of the house. It's an ideal space for coats, shoes, and pet essentials—keeping the main living areas tidy and organised.





# Time for bed...

Upstairs are two generous double bedrooms. The main bedroom, to the right, enjoys dual-aspect views over the front and rear—including an outlook toward Middleham Castle and across the Wensleydale landscape. There's space for a king-size bed, bedside tables, and a dresser, plus a built-in cupboard for added convenience. The second double bedroom, to the left, also looks out over Middleham Castle and includes its own built-in storage.

The bathroom has been fully updated with white marble-effect tiles, brushed black fixtures, a built-in bath, and an overhead rainfall shower—offering a modern finish.







## Outside...

Outside, the enclosed rear garden features both a patio and a lawn—perfect for relaxing or entertaining. A garden shed offers practical storage, and with no properties directly behind, the space feels open and private, all while enjoying far-reaching views.

## Finer Details...

Postcode: DL8 4QT

Freehold

Council Tax Band: B

EPC Rating: E

Oil Central Heating (boiler 18 months old)

Kitchen and Bathroom fit 2023

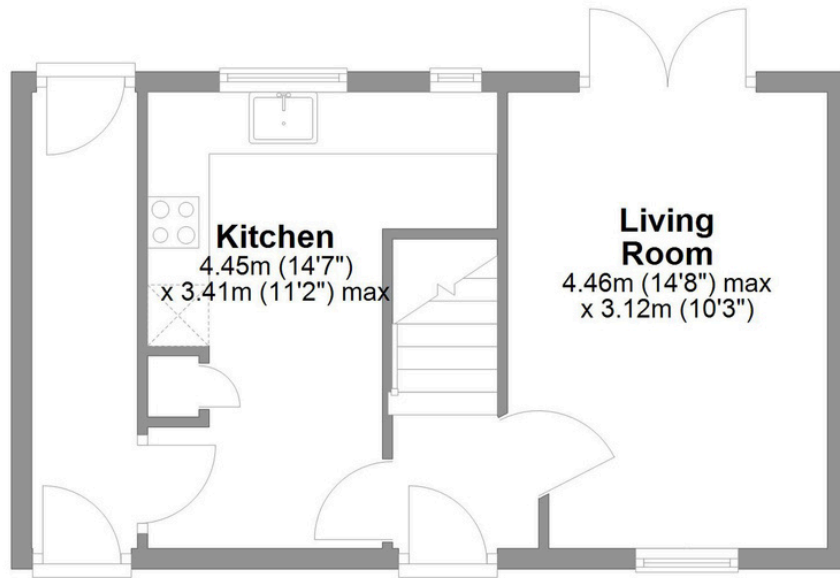
Windows fit 2015



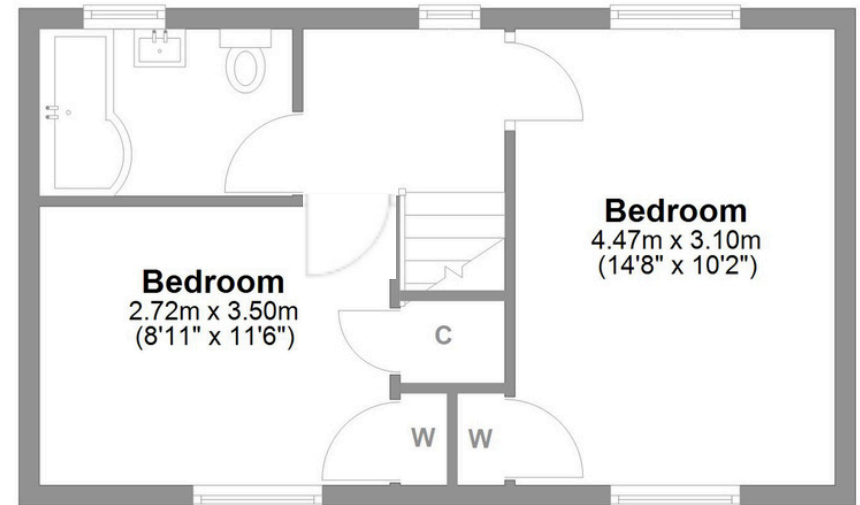


## Park Lane Middleham

Total area: approx. 69.3 sq. metres (745.5 sq. feet)



**Ground Floor**  
Approx. 34.5 sq. metres (371.7 sq. feet)



**First Floor**  
Approx. 34.7 sq. metres (373.7 sq. feet)

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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser.  
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