



14 St Alkeldas Road

Middleham, Leyburn, North Yorkshire, DL8 4PW



Robin Jessop

A WELL-PRESENTED DETACHED BUNGALOW IN A QUIET AND ACCESSIBLE CUL- DE-SAC LOCATION

- Detached Stone Bungalow
- Three Bedrooms
- Well Presented Throughout
- Large Rear Garden
- Single Garage & Ample Driveway Parking
- Cul-De-Sac Location A Short Walk from Middleham Centre
- Ideal Active Retirement or Family Home
- Far Reaching Countryside Views
- Guide Price: £350,000

SITUATION

Leyburn 2 miles. Bedale 10 miles. A1(M) 12 miles. Northallerton 18 miles. Leeds Bradford and Newcastle airports are both a one-hour drive. Distances and times are approximate.

Middleham is famous for its castle and horse racing connections with many renowned training yards located around the town. The town benefits from a convenience store, three public houses, a restaurant, a fish and chip shop, a tearoom, two antique shops and a church together with a primary school and a nursery. The position makes commuting to the larger towns of Darlington, Harrogate, York and Teesside within reasonable distance.

DESCRIPTION

14 St Alkeldas Road comprises a traditional stone built detached bungalow situated within a popular cul-de-sac in the small town of Middleham. The property is in good order and benefits from having had a new boiler installed in



2023.

The property is entered into via a welcoming reception hall from where the rooms lead off. There is a large living room with a stone fireplace and an LPG fire together with a dining area and attached conservatory providing direct access to the garden at the rear.

There is a well equipped kitchen with a range of contemporary fitted units, an oven with grill, integrated microwave, gas hob and an under-counter washing machine and dishwasher. There are two good sized double bedrooms, one of which has an ensuite shower room and a third small double bedroom or study. The house bathroom completes the accommodation and is fully tiled with a WC, hand basin and a bath with shower over.

Externally the property is complemented by a good sized rear garden which is fully enclosed. This features ample lawn, a patio area and a range of mixed flower beds. There is a single garage which provides excellent storage. Parking or could be used as a workshop. To the front there is off road parking for a number of vehicles and further low maintenance garden.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.



BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

[///pads.tomato.punt](https://pads.tomato.punt)

FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

TENURE

Freehold with vacant possession.

COUNCIL TAX

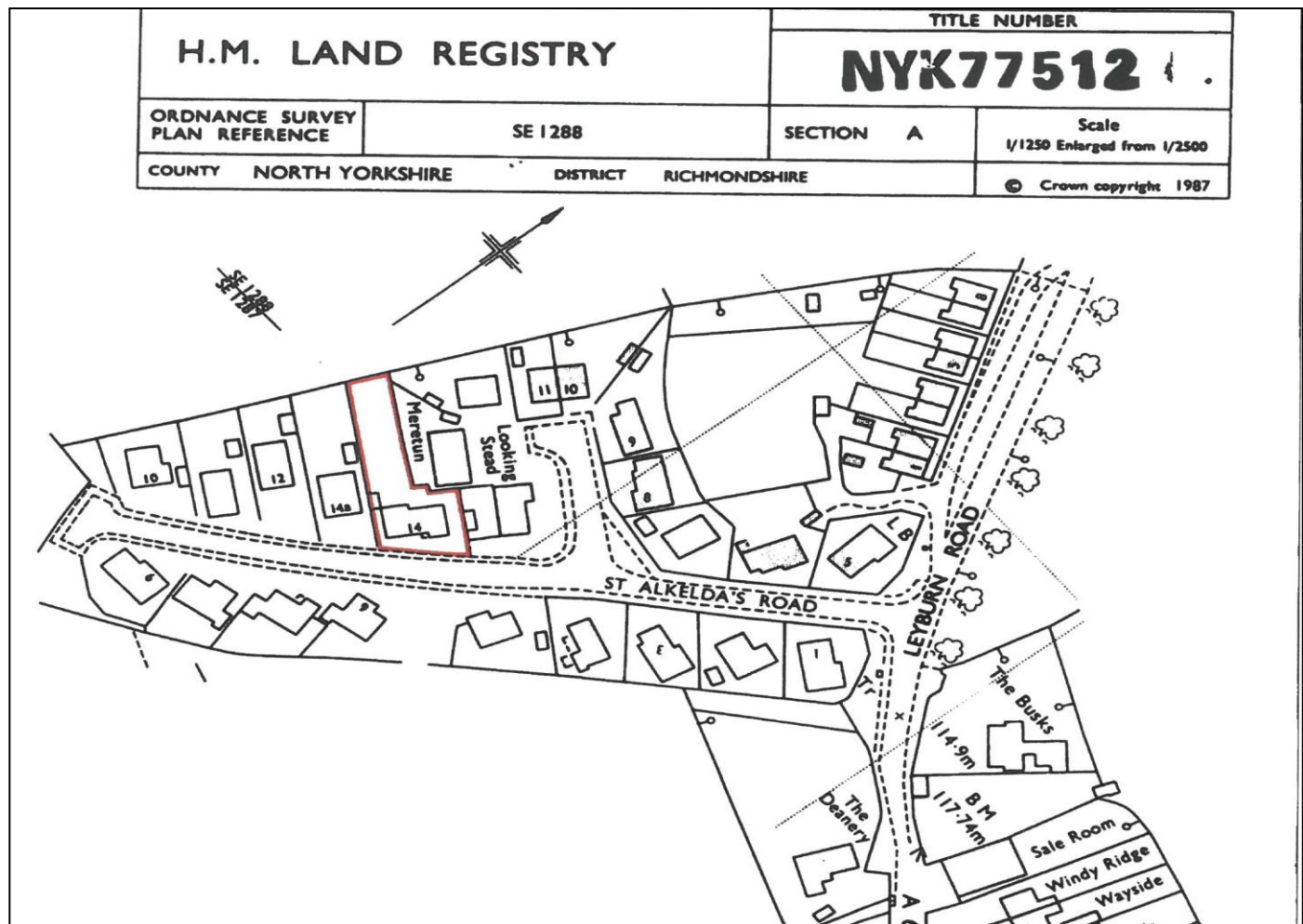
Band E.


SERVICES

Mains electricity. Mains water. Mains drainage. Oil fired central heating. Broadband connection available.

LOCAL AUTHORITY

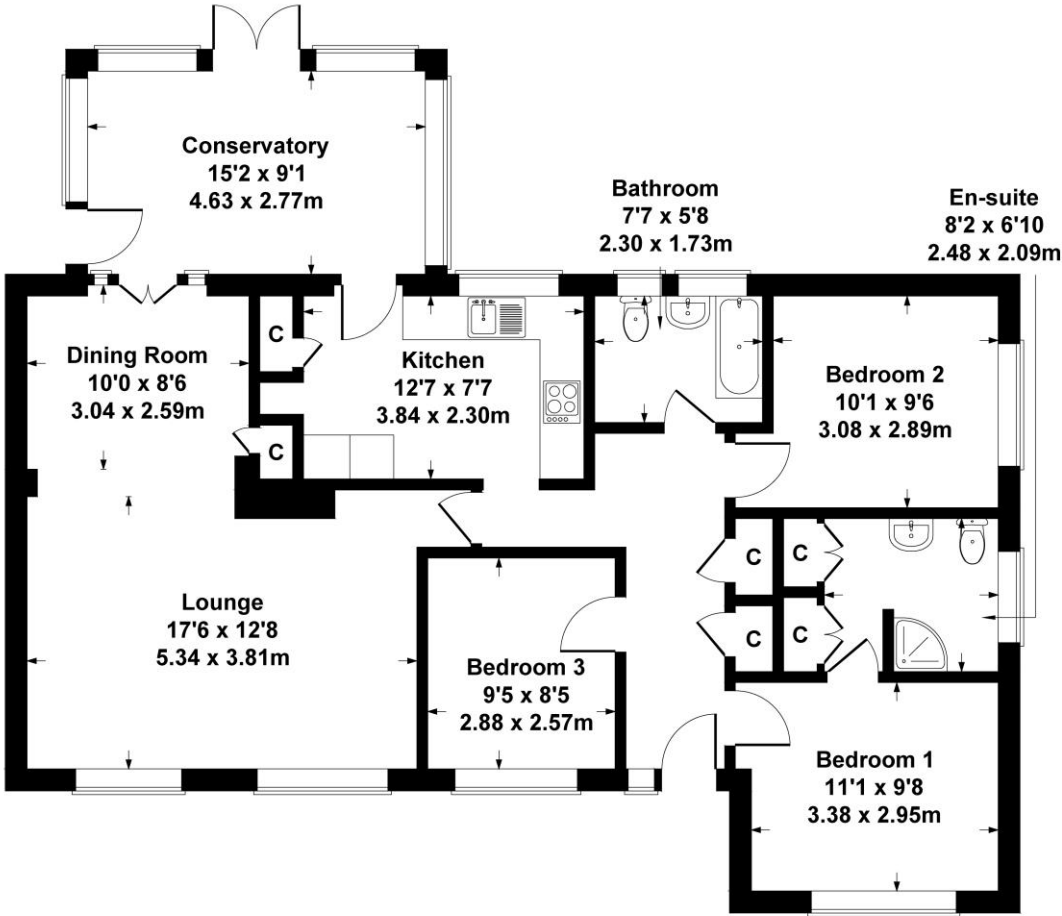
North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

14 St Alkeldas Road, Middleham

Approximate gross internal area
106 sq m - 1141 sq ft



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

Robin Jessop Ltd
info@robinjessop.co.uk
01969 622800
01677 425950
www.robinjessop.co.uk

Important Notice: Robin Jessop Ltd, their clients and any Joint Agents give notice that: They are not authorized to make or give any representations of warranties in relation to the property either here or elsewhere, on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning permission, building regulations or other consents. Where it is stated that there is planning potential, Purchasers must satisfy themselves with the Planning Authority or otherwise. Robin Jessop Ltd has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

