



17 St Alkeldas Road

Middleham, Leyburn, North Yorkshire, DL8 4PW



Robin Jessop

# A DETACHED BUNGALOW IN A QUIET AND ACCESSIBLE CUL-DE-SAC LOCATION WITH REAR GARDEN AND PARKING

- Detached Stone Bungalow
- Two Double Bedrooms
- Rear Garden
- Single Garage
- Driveway Parking
- Cul-De-Sac Location A Short Walk from Middleham Centre
- Ideal Active Retirement or Family Home
- Far Reaching Countryside Views
- Guide Price: £275,000

## 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

17 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 has been well maintained, however it would benefit from modernisation throughout.





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 electric fire. A dining room and attached conservatory provide direct access to the garden at the rear. There is a well equipped kitchen with a range of fitted units and appliances. At the rear of the kitchen is a small pantry/utility room. There are two double bedrooms, one of which benefits from an ensuite with shower, bidet, WC and sink. The house bathroom completes the accommodation.

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.

The property also benefits from solar panels on the roof.

## **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.

[///snips.giants.window](https://snips.giants.window)

### FIXTURES & FITTINGS

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

### TENURE

Freehold with vacant possession.

### COUNCIL TAX

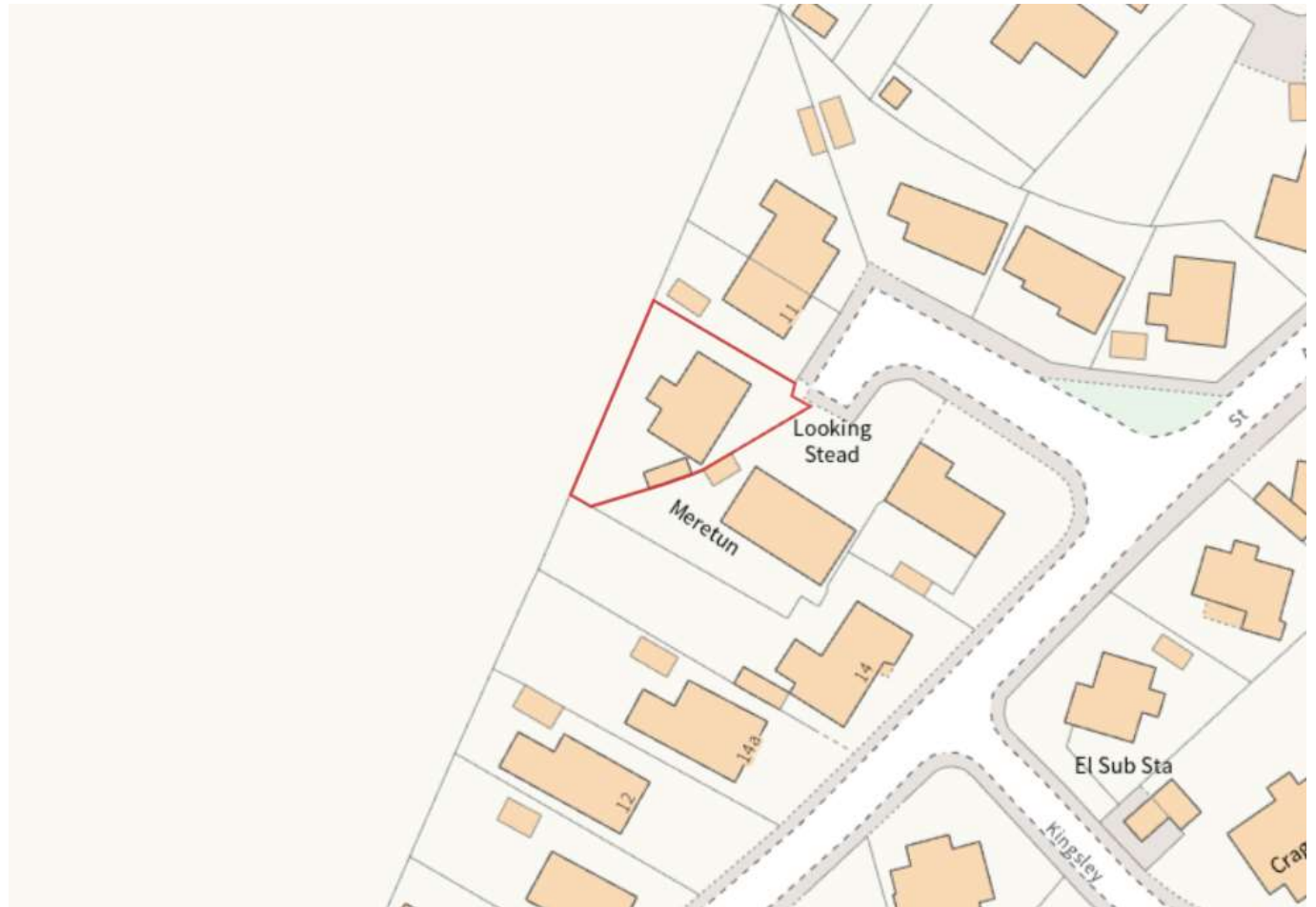
Band D.

### SERVICES

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

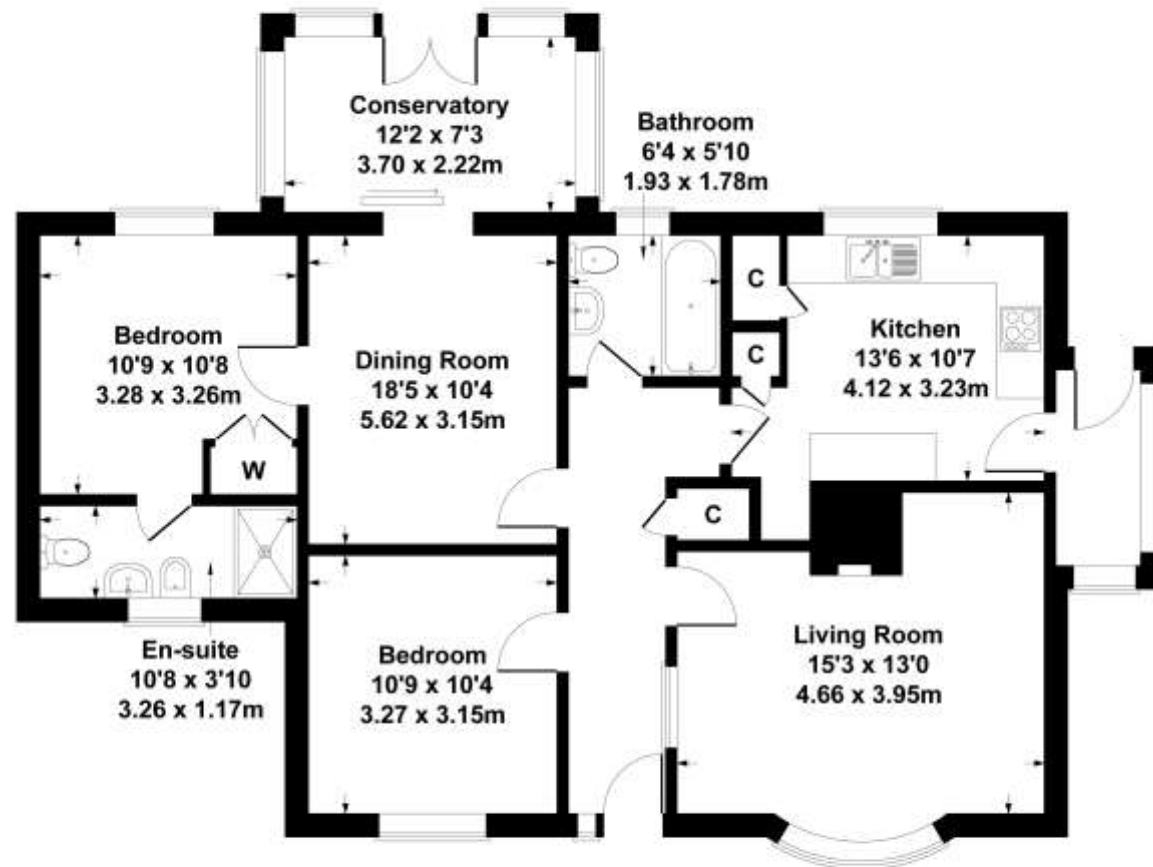
### LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, North Yorkshire DL7 8AD – 01609 780780.



# 17 St Alkeldas, Middleham, DL8 4PW

Approximate gross internal area  
97 sq m - 1044 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

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