



8 St Alkeldas Road

Middleham, Leyburn, North Yorkshire, DL8 4PW



Robin Jessop

A WELL-PRESENTED DETACHED BUNGALOW ENJOYING STUNNING VIEWS TOWARDS LEYBURN & WENSLEYDALE

- Traditional Detached Bungalow
- Modern Kitchen Diner with Garden Room
- Three Bedrooms
- Garage & Off Road Parking
- Private Rear Garden
- Superb Views
- Guide Price: Offers in Excess of £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

8 St Alkeldas Road is a traditional detached bungalow which stands well in a slightly elevated position enjoying superb views towards Leyburn and Wensleydale. The property is in good order and is well presented throughout. It has the benefit of oil fired central heating and is fully double glazed.

The property is entered into via a useful front porch which leads through to the inner reception hall, from where the rooms lead off. The accommodation extends to 1023ft² and comprises a living room which has a multi fuel stove set on a tiled hearth with surround. It has dual aspect windows which make it lovely and light and allow enjoyment of the views. There is a well equipped kitchen diner featuring a range of fitted wall and base units, an



electric oven with grill and hob, a built in fridge, space for a washing machine and a useful pantry cupboard. There is ample space for a dining table and doors which leads into the garden room. This provides direct access to the garden. Usefully, there is also a cloakroom with WC and basin.

There are three double bedrooms with one used as a study and a house bathroom which is fully tiled and has a WC, basin with vanity storage, and a bath with shower over.

Externally the property is complemented by a private rear garden which is enclosed by walled boundaries. This features a lawn, established flower beds and a patio area for seating. To the front of the property is a further low maintenance garden area with a single garage and parking to the side.

Overall, 8 St Alkeldas Road would make an excellent full time home.

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.



///shaped.rolled.willpower

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

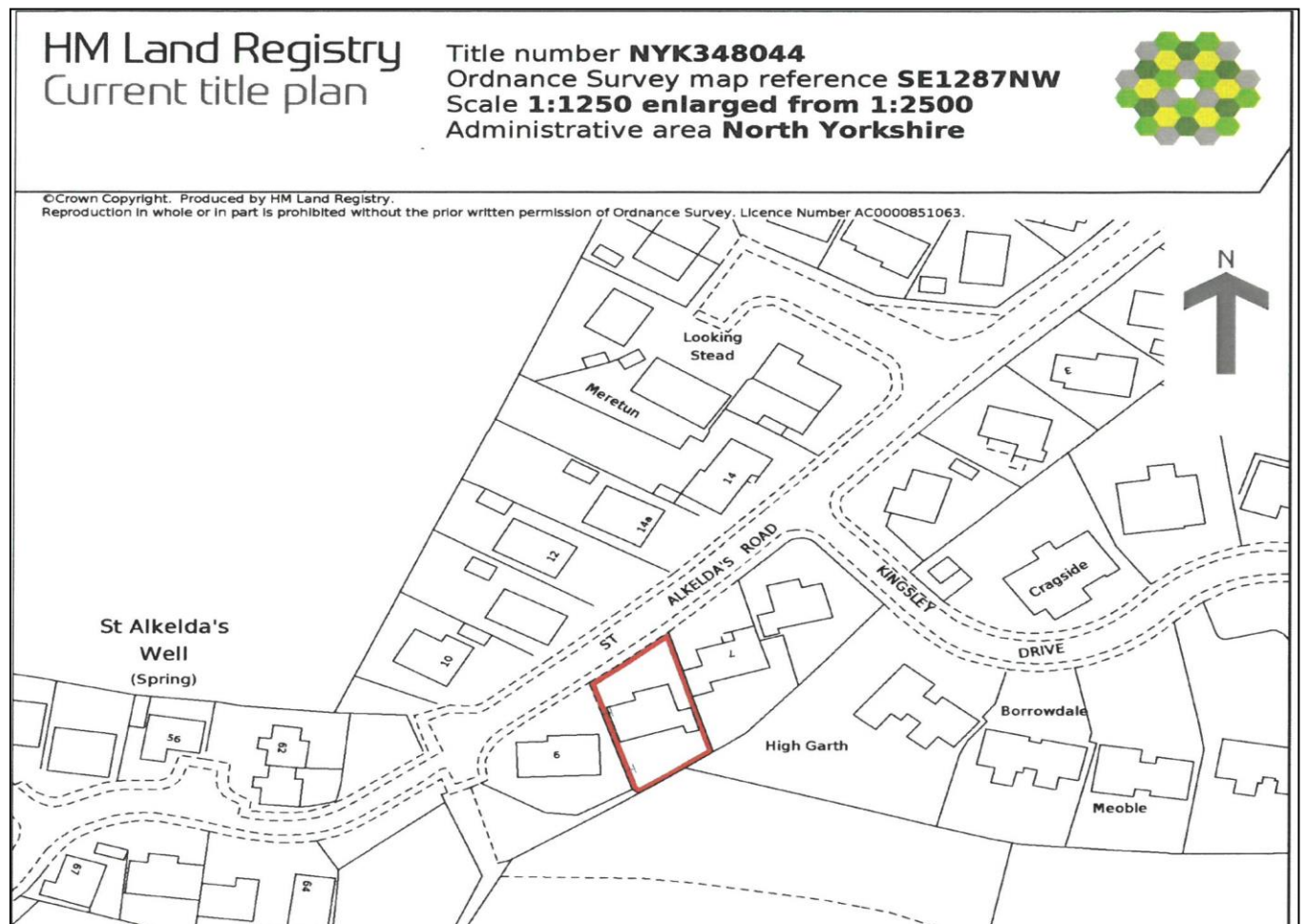
Mains electricity. Mains water. Mains drainage. Oil fired central heating.

BROADBAND

Connection available.

LOCAL AUTHORITY

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

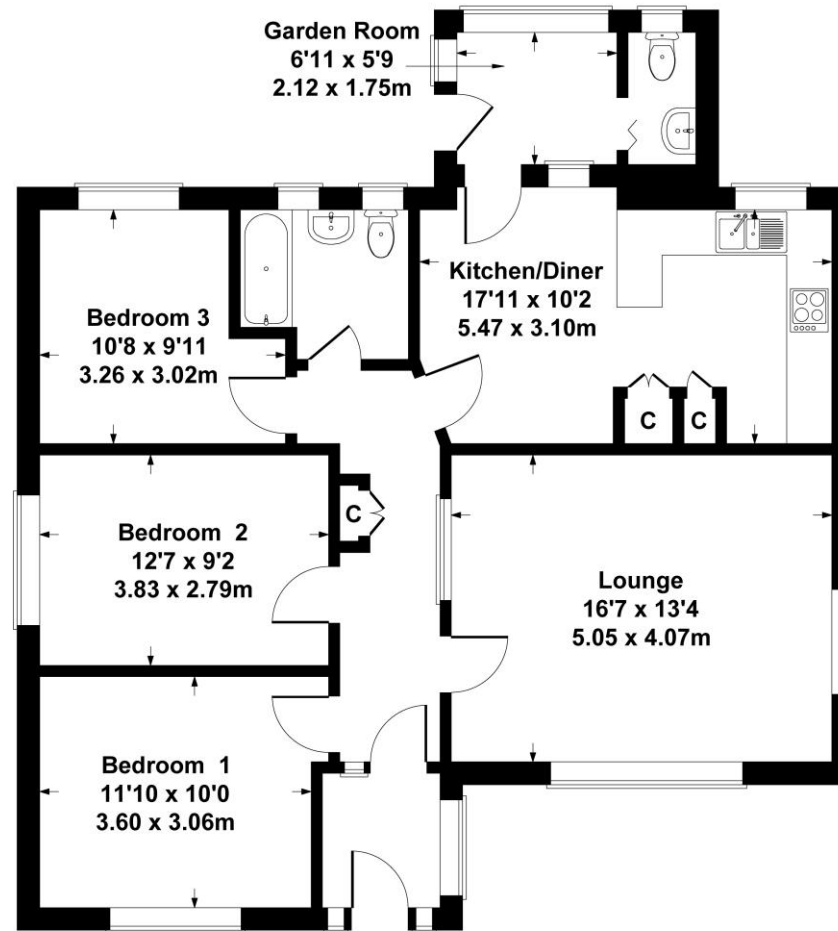


8 St Alkeldas Road, Middleham

Approximate gross internal area
House 1023sq ft - 95sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		81
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		



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.

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

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