





75 PARK LANE

MIDDLEHAM, NR LEYBURN, DL8 4QU

£150,000

FREEHOLD

FOR SALE BY ONLINE LIVESTREAM AUCTION ON TUESDAY 3RD NOVEMBER 2026 AT 12 NOON WITH OUR PARTNER AGENTS, AUCTION HOUSE NORTH YORKSHIRE AND TEES VALLEY. A Newly Modernised and Refurbished Semi Detached Family House overlooking a central green within a pleasant cul-de-sac setting in this popular Dales village. Entrance Hall, Lounge/Dining Room, Brand New Kitchen, 3 Bedrooms, Brand New Bathroom/WC, Driveway, Low Maintenance Front and Rear Gardens, Brand New Oil Fired Central Heating, UPVC Double Glazing, Newly Re-Wired. Council Tax Band B. EER D63. NO ONWARD CHAIN.

NORMAN F.BROWN

Est. 1967

75 PARK LANE

• 3 BEDROOMS • NEWLY MODERNISED AND REFURBISHED • BRAND NEW OIL CENTRAL HEATING • CUL-DE-SAC • OVERLOOKING A CENTRAL GREEN • DRIVEWAY FOR 2 CARS • UPVC DOUBLE GLAZING • NO ONWARD CHAIN





DESCRIPTION

FOR SALE BY ONLINE LIVESTREAM AUCTION ON TUESDAY 3RD NOVEMBER 2026 AT 12 NOON WITH OUR PARTNER AGENTS, AUCTION HOUSE NORTH YORKSHIRE AND TEES VALLEY. A Newly Modernised and Refurbished Semi Detached Family House overlooking a central green within a pleasant cul-de-sac setting in this popular Dales village. Entrance Hall, Lounge/Dining Room, Brand New Kitchen, 3 Bedrooms, Brand New Bathroom/WC, Driveway, Low Maintenance Front and Rear Gardens, Brand New Oil Fired Central Heating, UPVC Double Glazing, Newly Re-Wired. Council Tax Band B. EER D63. NO ONWARD CHAIN.

ENTRANCE HALL

Radiator, telephone point, stairs to first floor. Upvc double glazed entrance door to front. Door to Lounge/Dining Room.

LOUNGE

Radiator. Upvc double glazed window to front. Doors to Entrance Hall and Kitchen.

BRAND NEW KITCHEN

Tiled surrounds, stainless steel single drainer sink unit with mixer tap, wood effect laminate work surfaces, light grey gloss cupboards and drawers with chrome handles, built in electric oven and 4 ring ceramic hob with stainless steel extractor hood over, fridge space, plumbing for washing machine, radiator, wood effect laminate floor, ceiling LED spotlights, understairs storage cupboard. Upvc double glazed window to rear. Upvc double glazed entrance door to Rear Garden. Door to Lounge/Dining Room.

LANDING

Loft hatch, radiator. Doors to Bedrooms and Bathroom/WC.

BEDROOM 1

Built cupboard, radiator. Upvc double glazed window to front. Door to Landing.

BEDROOM 2

Radiator. Upvc double glazed window to rear. Door to Landing.

BEDROOM 3

Radiator, cupboard over the stairs. Upvc double glazed window to front. Door to Landing.

BRAND NEW BATHROOM/WC

Vanity wash hand basin with dark blue cupboards below and chrome handles, panelled bath with rainfall shower head, separate head and hose, glass screen and aquaboard panelling, extractor fan, chrome heated towel ladder, wood effect laminate floor, ceiling LED spotlights. Upvc double glazed window to rear. Door to Landing.

OUTSIDE

Low Maintenance Front Garden
Concrete paving, rockery, shrubs.

To the side
Brand new GRANT containerised il fired boiler, electric meter box, concrete paved/tarmacadam driveway, gate leading to:

Low Maintenance Rear Garden
Concrete paving, block paving, timber shed, brand new plastic bunded 1200 litre tank, cold water tap.

SERVICES

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

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 82713.

Local Authority - North Yorkshire Council – Tel: 0300 1312131
www.northyorks.gov.uk

Broadband and Mobile Phone Coverage – please check using this website
https://checker.ofcom.org.uk

Property Reference – 18755313

Particulars Prepared – December 2025.

IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.

ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.

iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.

iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should obtain their own verification.

FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

FREE IMPARTIAL MORTGAGE ADVICE

CALL TODAY TO ARRANGE YOUR APPOINTMENT

Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

A life assurance policy may be required. Written quotation available upon request.

AUCTION PROCESS

c/o Auction House North Yorkshire & Tees Valley tel: 01642 931060, www.auctionhouse.co.uk/teesvalley

We ask all parties to complete full due-diligence on any auction property by reading a full pack prior to bidding. Come auction day (3rd November), you must be in a position to legally exchange contracts at the fall of the gavel, a 10% deposit (£5,000 min) is required and completion is set for 28 days later. You must be registered to bid, Please note that previous purchases, interest or registration through the Auction House Brand are not valid for a forthcoming auction and therefore you MUST register your interest with the office on 01642 931060. Please also note that holding an Elgroup account will not give you bidding authorisation, this authorisation can only be granted via the Tees Valley branch once all forms, documentation and completed ID checks have been received at teesvalley@auctionhouse.co.uk. for any further assistance, please do not hesitate to contact us in the office.

Buyer's Premium - 1.8% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of contracts.

Administration Charge - £1800 inc VAT payable on exchange of contracts.

Disbursements - Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

AML POLICY

AML Policy (When an offer is accepted):

In accordance with The Money Laundering Regulations 2017, we are required by law to:

- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of the funding you have in place for the purchase price. That may include proof of deposit, an Agreement in Principle from a lender or if you are a cash buyer, a Bank Statement.

The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

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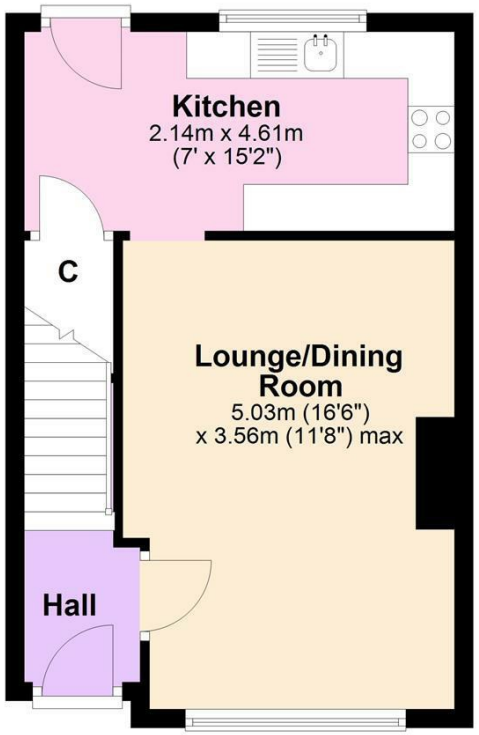






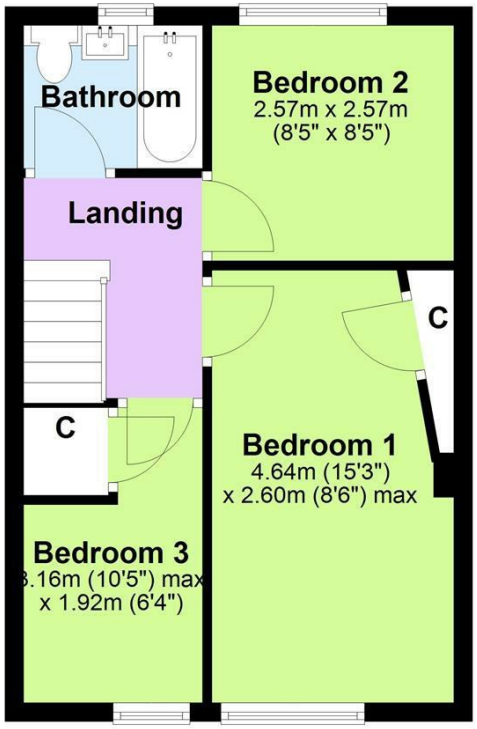
Ground Floor

Approx. 33.1 sq. metres (356.5 sq. feet)



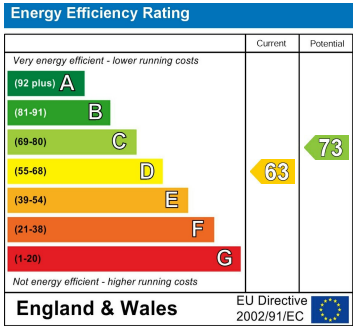
First Floor

Approx. 33.5 sq. metres (360.7 sq. feet)



Total area: approx. 66.6 sq. metres (717.1 sq. feet)





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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