



Roast Calf Lane, Bishop Middleham, DL17 9AT
2 Bed - Bungalow - Semi Detached
£750 Per Month

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We are delighted to offer to the market to let this immaculate semi detached bungalow with two bedrooms situated pleasantly within the highly desirable, semi-rural location of Roast Calf Lane, Bishop Middleham. Having easy access to all of the immediate amenities both Bishop Middleham & the neighbouring village of Sedgefield have to offer & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside; this well proportioned home also benefits from gas central heating via a combi boiler & double glazing. In brief, this tastefully decorated home comprises: Welcoming entrance lobby, a lovely open-plan lounge/dining area (measuring 19ft approximately) with window to front elevation, 2026 re-fitted kitchen with a range of fitted wall & base units, two good sized bedrooms & a lovely family bathroom with three piece suite. Externally, the property enjoys an enclosed garden to the rear whilst ample driveway parking is situated at the front We thoroughly recommend internal viewing in order to fully appreciate the style, layout, quality & space of this stunning residence available.

Rent £750

Bond £750

Tenants Required Earnings: £22,800 Guarantors Required Earnings: £27,360

EPC Rating: TBC

Council Tax Band: B

ENTRANCE LOBBY

LOUNGE

19'0 x 10'9 (5.79m x 3.28m)

INNER LOBBY

2026 RE-FITTED KITCHEN

11'7 x 7'10 (3.53m x 2.39m)

MASTER BEDROOM

13'3 x 9'9 (4.04m x 2.97m)

BEDROOM TWO

10'4 x 8'11 (3.15m x 2.72m)

BATHROOM

6'5 x 5'4 (1.96m x 1.63m)

EXTERNALLY







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

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.