

39 PARK LANE

Middleham, Leyburn, North Yorkshire, DL8 4QT

CHARTERED SURVEYORS

VALUERS

LAND & ESTATE AGENTS

ESTATE MANAGEMENT



A mid-terraced property on a popular residential development within middleham with scope for extension & modernisation.

Accommodation includes:-

- GF: Entrance hall/boot room, kitchen/diner, porch & lounge.
- FF: 2 double bedrooms & bathroom. Enclosed rear garden & fuel store. Low maintenance front garden. Communal parking area opposite. Oil fired central heating & double glazing throughout.

GUIDE PRICE

£169,950



No. 39 Park Lane comprises a two bedroom mid-terraced house which is perfect for a first time buyer or second home. Oil fired central heating was installed throughout the property in late 2011 and the windows and doors were all replaced in upvc double glazed units in 2015. The property would benefit from some further modernisation in terms of the fixtures and fittings which would allow prospective purchasers to put their own stamp on the property. There is also a good sized garden to the rear which provides potential for further extension to the property, subject to necessary planning consents. To the front of the property there is a low maintenance garden and opposite there is residents parking by the Green but this is not allocated.



Accommodation

The accommodation is arranged over two floors and comprises:-

GROUND FLOOR

Hall/Boot Room (4.54 m x 1.03 m)

With electric consumer unit, laminate effect vinyl flooring and external doors giving access to the front and rear gardens.

Kitchen/Diner (4.46 m x 2.33m)

With range of wall and floor units, laminate worktops, stainless sink with drainer, radiator, tile effect vinyl flooring, plumbing for washing machine and double glazed windows front and rear. Cupboard housing oil boiler with carbon monoxide alarm.

Front Entrance Porch (1.77 m x 1.27 m)

Double glazed door to front garden, radiator and smoke alarm.

Lounge (4.47 m x 3.13 m (max))

Solid fuel open fire set in tiled surround with tiled hearth, 2 radiators, carbon monoxide alarm and fitted carpet. Double glazed windows front and rear.

Stairs leading up to the first floor landing from the entrance porch.

Landing

With loft hatch, fitted carpet and smoke alarm.

Bedroom 1 (4.48 m x 3.12 m (max))

Double Bedroom with radiator, fitted carpet, recessed cupboard and double glazed windows front and rear.

Bathroom (2.51 m x 1.66 m)

Bath with timber panelled side, pedestal basin, W.C., extractor fan, radiator, vinyl flooring and globe ceiling light.

Bedroom 2 (3.51 m x 2.71 m)

Double Bedroom with radiator, recessed cupboard and airing cupboard with hot water cylinder and central heating programmer. Double glazed window to front.





OUTSIDE

Garden

To the rear of the property there is a fully enclosed west facing garden bounded by drystone walls and hedges which overlooks the field forming part of the Primary School recreation area. There are two areas laid to lawn with a connecting pathway. The oil tank is located in the rear garden. Just beyond the rear door of the property there is a covered passage with lighting, linking the house to the external fuel store (1.23 m x 0.90 m).

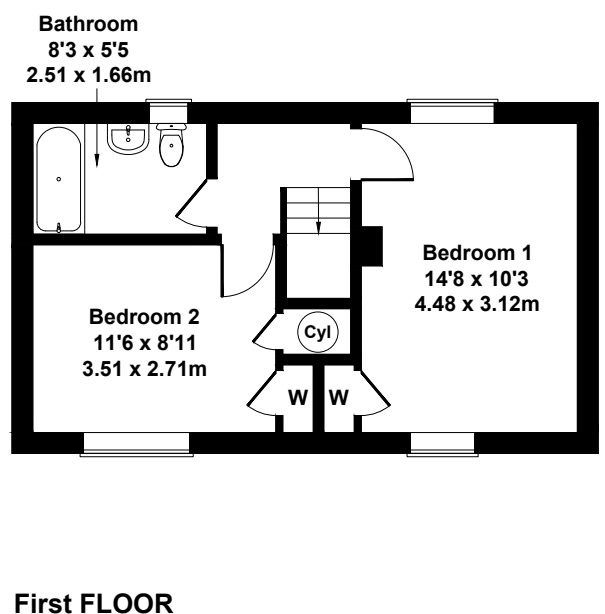
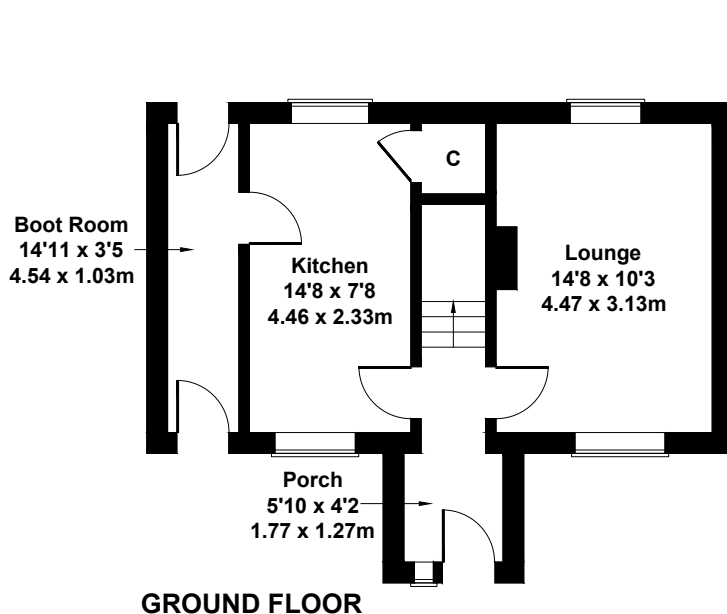
To the front there is a low maintenance east facing garden with slate chippings set behind a low level stone wall. There is a hand gate giving pedestrian access to the pathway leading to both front entrance doors. Opposite, there is residents parking by the Green but this is not allocated.

SITUATION

Leyburn 2 miles, Masham 9 miles, Bedale 10.5 miles, Richmond 16.5 miles, Harrogate 30 miles and Leeds 55 miles (all distances are approximate).

39 Park Lane is situated within a popular residential development to the west of Middleham close to the Primary School and the Key Centre. In addition to being the Newmarket of the north and being famous for its Castle, Middleham is an attractive small and unspoilt town with good communications and facilities. The market town of Leyburn is 2 miles north and has developed as the traditional centre for mid-Wensleydale and is often referred to as the Gateway to the Yorkshire Dales. The town supports an array of shops, restaurants, schools, pubs, churches, sports facilities as well as an auction mart.

FLOORPLANS





DIRECTIONS

From Leyburn Market Place, take the A684 out of the town towards Bedale and just before the petrol station, turn right on to Middleham Road (A6108). Continue on this road over the bridge and into Middleham. Come up the hill into the Market Place and turn right at the junction by the Market Cross. Take the next right between the Swine Cross and the Jubilee Fountain on to Park Lane. Turn right again by the Key Centre and then take the first left. No. 39 Park Lane is straight ahead.



GENERAL REMARKS & STIPULATIONS

Services

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

Viewing

Strictly by prior appointment through Sole Agents, John G. Hills & Partners (01969 623109).

Tenure

The property is offered for sale freehold with vacant possession upon completion.

Method of Sale

The property is offered for sale by private treaty; however the Agents reserve the right to conclude negotiations by any other means at their discretion.

Offers

All offers must be in writing. We will not report any verbal offer unless it is confirmed in writing. Please confirm whether your offer is a cash offer or subject to a mortgage or property sale.

Fixtures and Fittings

All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.

Money Laundering Regulations

Prospective purchasers should be aware that in the event that they are successful, they will be required to provide us with documents in relation to the Money Laundering Regulations, one being photographic ID (Passport or Driving Licence) and the second being a recent utility bill confirming your address.

Covenants, Easements and Rights of Way

The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

Council Tax

The property falls into Band B for the purpose of Council Tax and is payable to Richmondshire District Council, telephone 01748 829100.

Energy Rating

EER: E:53. A copy of the full Energy Performance Certificate is available upon request.

Score	Energy rating	Current	Potential
92+	A		108 (A)
81-91	B		
69-80	C		
55-68	D		
39-54	E	53 (E)	
21-38	F		
1-20	G		

John G Hills

Estate Office, Market Place, Leyburn, North Yorkshire, DL8 5EW
jghills@easynet.co.uk Tel: 01969 623109

IMPORTANT NOTICE

John G. Hills for themselves and for the Vendors of this property, whose agents they are, give notice that:-

- The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
- All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- No person in the employment of John G. Hills has any authority to make or give any representations or warranty whatsoever in relation to this property on behalf of John G. Hills, nor enter into any contract on behalf of the Vendor.
- No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

Measurements and other information

All measurements are approximate.

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

