



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

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# Roast Calf Lane

## Bishop Middleham, DL17 9AT

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

Pets Considered

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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