





PARK LANE HOUSE is a charming two-bedroom property set in the picturesque village of Castle Bolton, North Yorkshire, offering a wonderful balance of character and modern living. Nestled within a historic setting, the property enjoys views of the surrounding countryside.

The accommodation begins with a welcoming entrance leading into a well-proportioned living room, a comfortable and inviting space ideal for relaxing in front of the log burner. The fitted kitchen/dining room has been thoughtfully updated with modern units, wooden style worktops, creating a practical yet stylish space for everyday living and entertaining. Complete with integrated appliances including an electric hob two ovens, a fridge and a slimline dishwasher. There is a handy utility room with an integrated freezer, there is also a cloakroom/wc. To the first floor, the property offers two good-sized light and airy bedrooms, one with fitted wardrobes, there is also a bathroom fitted with a modern suite. Externally there is a small foregarden with views over the Yorkshire dales.

CASTLE BOLTON Castle Bolton is a truly idyllic and historic village set within the heart of Wensleydale, surrounded by some of North Yorkshire's most beautiful countryside. Dominated by the striking presence of Bolton Castle, the village offers a unique sense of character and heritage, with charming stone properties, open green spaces, and far reaching rural views.



The area is perfect for those who enjoy the outdoors, with an abundance of walking routes, cycling trails, and scenic landscapes right on the doorstep, including access to the Yorkshire Dales National Park. Despite its peaceful setting, the village remains well positioned for access to nearby market towns such as Leyburn, which provides a range of local amenities including shops, cafés, pubs, and essential services.

Castle Bolton offers a wonderful balance of rural tranquillity and accessibility, making it an ideal location for those seeking a quieter pace of life without feeling isolated.

IMPORTANT INFORMATION Postcode: DL8 4ET.

Style of property: 2 Bedroom stone built cottage.

Council tax band: D - North Yorkshire Council.

EPC Rating: E.

Parking: There is on street parking only.

Term: The landlord is looking for a long term let.

Available from: Immediately.

What3words: ///residual.dockers.decanter

WANT TO VIEW? THINGS YOU NEED TO KNOW BEFORE HAND.... IF YOU THINK THIS PROPERTY IS FOR YOU, CLICK ON THE LINK TO EMAIL AND FILL OUT THE QUESTIONAIRE, WE WILL BE IN TOUCH AS SOON AS POSSIBLE TO ARRANGE A VIEWING APPOINTMENT.

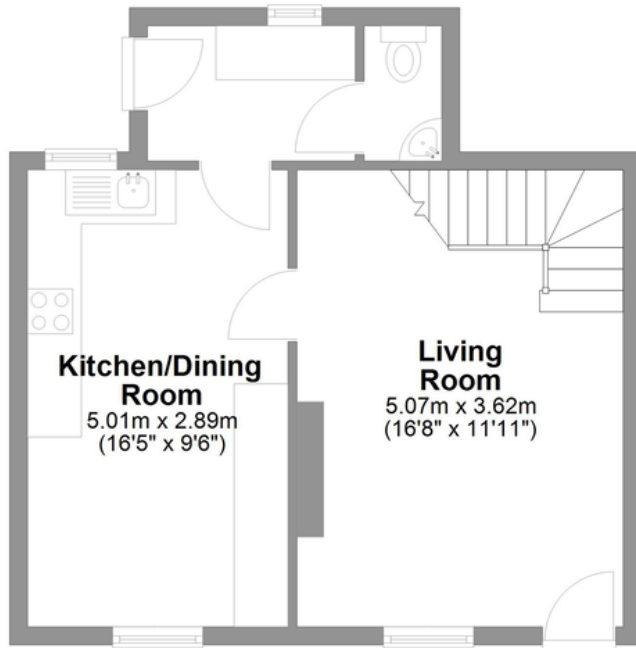
Affordability: It is important, that before you enquire about the property, you check whether it is affordable for you. As per our referencing companies requirements you will need a combined income of £22,500.

Deposit: The bond for this property is £865.00 This will be refunded at the end of the tenancy subject to terms and conditions.



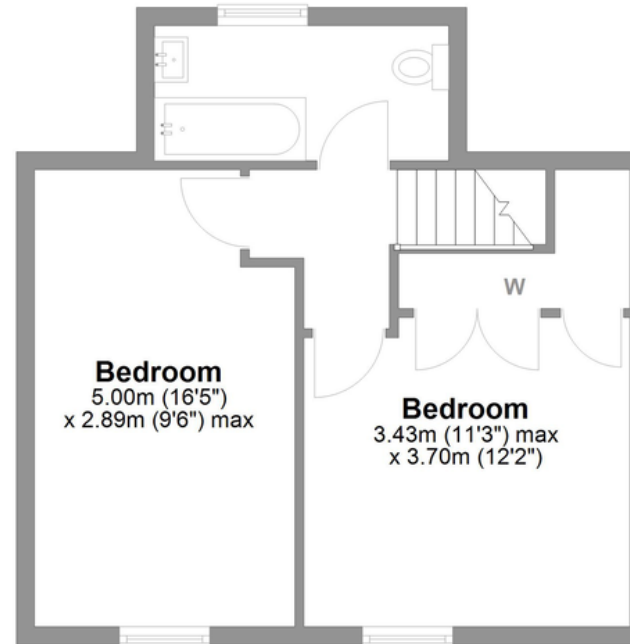
Park Lane House Castle Bolton

Total area: approx. 77.4 sq. metres (833.4 sq. feet)



Ground Floor

Approx. 38.6 sq. metres (415.0 sq. feet)







First Floor

Approx. 38.6 sq. metres (415.0 sq. feet)

LOVE PROPERTY

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for Love Property by Vue3sixty Ltd

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