

# Grassholme Way

Barnard Castle



EPC Rating: B



Price:  
**£249,995**

Call for an Appointment  
**01833 638094**

# ABOUT THE PROPERTY

The Ingleton' is a stunning three bedroom semi detached property situated within the popular Tilia Homes, Castle Croft Startforth Development.

The property is located in the sought-after village of Startforth, west of the historic and popular market town of Barnard Castle. There are a number of nurseries, primary and secondary schools in Barnard Castle including Barnard Castle School and Teesdale School. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible. The property lies within easy reach of the A66 and A1(M), bringing many areas within commuting distance.

## ACCOMMODATION

### GROUND FLOOR

#### Hallway

Doors leading to all ground floor accommodation and stairs rising to the first floor.

#### Cloakroom

Low level WC, hand wash basin, radiator, and window.

#### Dining Kitchen

An excellent range of wall and floor units with contrasting work surfaces, integrated appliances to include fridge/freezer, hob, and electric oven, plumbing for dishwasher/washing machine, stainless steel sink with mixer tap and drainer, gas fired central heating boiler and French doors leading onto the Garden. The kitchen also provides space to accommodate a family sized dining table and chairs.

#### Living Room

Situated to the front elevation with window and radiator.

### FIRST FLOOR

#### Landing

Window to the side elevation and doors leading bedrooms and family bathroom.

#### Master Bedroom

Window overlooking the front elevation, radiator and door leading to the En-Suite fitted with walk in shower, low level WC, hand wash basin and towel radiator.

#### Bedroom 2

Window overlooking the rear elevation and radiator.

#### Bedroom 3

Window overlooking the rear elevation with radiator.

#### Bathroom

Panelled bath, low level WC, hand wash basin and towel radiator.

### EXTERNALLY

Garden to the front and rear with single Garage

### TENURE

Freehold

### SERVICES

Gas Fired Central heating. Mains Electricity & Drainage

### COUNCIL TAX

TBC

### BROCHURE

CT-20/10/23





# Floor Plan

Ground Floor

First Floor

**Lounge**  
10'7" X 15'7" (3.23m X 4.75m)

**Kitchen/Dining Area**  
9'8" X 17'8" (2.95m X 5.38m)

**Cloaks**  
3'0" X 6'1" (0.91m X 1.85m)

The room sizes shown are taken to the widest point in each room wall to wall, and a tolerance of +/- 50mm is allowed. Computer generated image. External finishes on certain designs, layouts, window positions and styles may vary, please check with the Sales Advisor/ Agent. These floor plans are a guide only and may be subject to change.

Ground Floor

First Floor

**main bedroom**  
9'6" X 10'4" (2.90m X 3.15m)

**En-Suite**  
4'4" X 8'3" (1.32m X 2.51m)

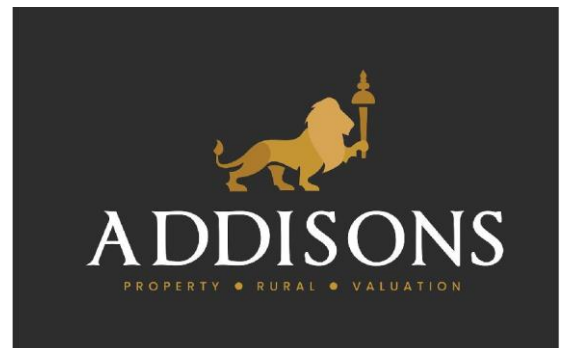
**Bedroom 2**  
9'1" X 9'9" (2.77m X 2.97m)

**Bedroom 3**  
7'5" X 8'8" (2.26m X 2.64m)

**Bathroom**  
6'1" X 7'0" (1.85m X 2.13m)

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92-100	<b>A</b>		<b>93</b>
81-91	<b>B</b>	<b>84</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	



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