



Priory Yard

County Durham



ADDISONS
PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

A wonderful opportunity to purchase this attractive two bedroom mid terraced house which provides easily manageable accommodation over two storeys. The property is located on a small development of similar properties enjoying easy access to countryside/river walks, yet within short walking distance of the town centre.

The property benefits from Gas Fired Central Heating and Double Glazing throughout and comprises- Entrance Hall, Kitchen and Living Room to the Ground Floor with Two Bedrooms and Bathroom to the First Floor. Externally the property benefits from a courtyard style garden with designated parking space.

Situated in the historic market town of Barnard Castle, this property provides easy access to the amenities within the town and its surrounding area. 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.



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ACCOMMODATION

Entrance Vestibule

Composite double glazed front entrance door, mat well, tiled wood effect flooring, cloaks rail, cloaks/storage cupboard and radiator. Doors providing access to the living room and kitchen.

Kitchen

Fitted with a range of high gloss wall and floor units, wood effect worktops incorporating stainless steel sink unit with drainer and tiled splashbacks. Integrated fan oven, four burner gas hob with cabinetted extractor fan above, plumbing for washing machine and space for undercounter fridge. Wall mounted gas central heating boiler, window to the front elevation, wood effect tiled flooring and radiator.

Living Room

A good sized reception room with French doors accessing the rear paved yard, twin lights, wood effect tiled flooring, two radiators and stairs rising to the first floor with understairs void.

First Floor

Landing

Providing access to the loft space and doors accessing the first floor accommodation.

Bedroom One

Double bedroom with deep over stairs shelved cupboard, recessed wardrobe with shelves and hanging rail, radiator, wall shelves and window to the rear elevation.

Bedroom Two

Wall shelves, radiator and window overlooking the front elevation.

Bathroom

Fully tiled bathroom comprising panelled bath with mains fitted shower and screen, cabinetted low level wc, hand wash basin set within a drawer unit providing useful storage, heated towel rail and obscured glazed window to the front elevation.



Externally

To the front of the of the property there is a small open plan forecourt area with pathway leading to the front door. To the rear there is an enclosed flagged and gravelled yard with gated access to rear access lane shared with the neighbouring properties. Designated parking space.

Viewing

Strictly via appointment through the selling agents Addisons Chartered Surveyors
T: 01833 638094 opt 1

Tenure

Freehold

Council Tax

Band B

Services

Gas central heating, mains electricity, water and drainage.

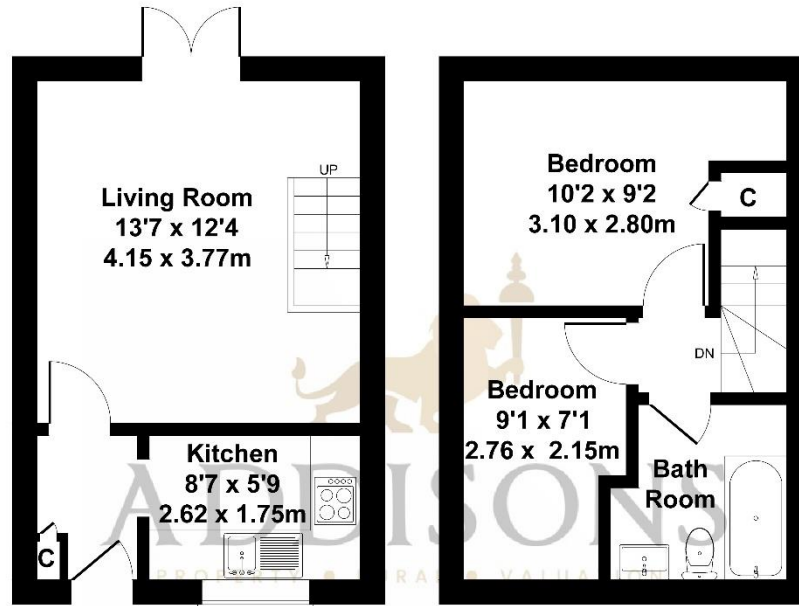
Brochure

Details and photographs taken November 2024



Floor Plan

19 Priory Yard, Barnard Castle



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92-100	A		
81-91	B		
69-80	C	70	80
55-68	D		
39-54	E		
21-38	F		
1-20	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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