



2, Shop Row , Barnby Moor, DN22
8QR



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£210,000



2 Shop Row is a charming two-bedroom property offering comfortable living. The ground floor comprises a sitting room with a chimney breast and solid timber flooring, a dining area with under-stair storage, and a well-equipped kitchen featuring granite work surfaces and integrated appliances. Upstairs are two double bedrooms and a shower room with a walk-in shower and modern fittings. The property benefits from double glazing throughout and a central heating system.





Sitting Room 3.4m x 4.22m (11'2" x 13'10")

Double glazed composite front entrance door, double glazed window to front aspect, double panel radiator, television and BT points, chimney breast with stone hearth, solid timber flooring.

Dining Area 2.79m x 4.21m (9'2" x 13'10")

Double panel radiator, solid timber flooring, staircase to first floor with under-stair storage cupboard.



Kitchen 2.58m x 3.2m (8'6" x 10'6")

Base and wall units with cupboards and drawers, granite work surfaces, 'Lamona' four-ring electric hob, extractor hood, 'Lamona' electric oven, 'Lamona' dishwasher, 'Lamona' fridge, integrated washing machine, single bowl sink and drainer, double glazed windows to rear and left aspects, glazed door to left, solid timber flooring.

Landing

Doors to all first-floor accommodation.

Bedroom One 3.4m x 3.24m (11'2" x 10'7")

Double glazed window to front aspect, double panel radiator, television point, fitted wardrobe with hanging rail.

Bedroom Two 3.4m x 2.13m (11'2" x 7'0")

Double glazed window to front aspect, television point, double panel radiator.



Shower Room 2.79m x 3.17m (9'2" x 10'5")

Walk-in shower enclosure with mains-fed shower, low-level dual flush WC, pedestal wash basin, cupboard housing 'Glow worm' central heating boiler, tiled flooring, ladder-style towel radiator, double glazed obscure window to rear aspect, extractor fan.

Grounds

Lawned area to rear of the property and off-road parking.

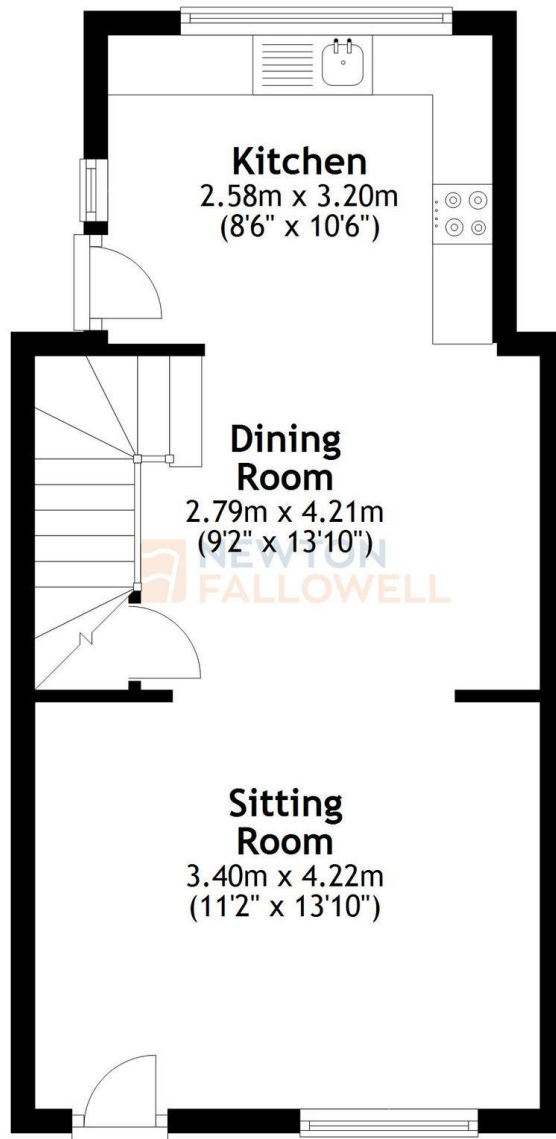
Disclaimer

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing. Any site measurements given are subject to site survey.

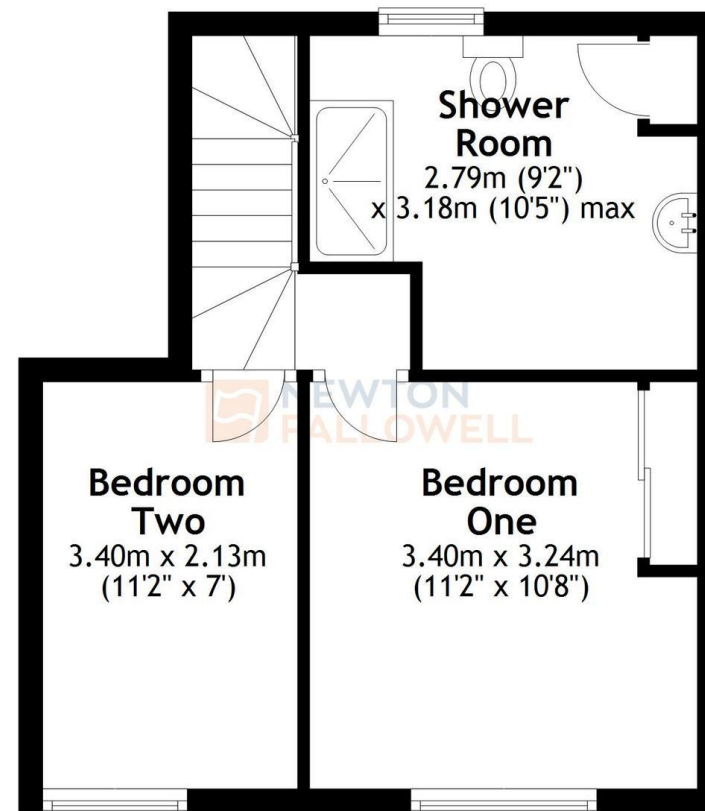
Services

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

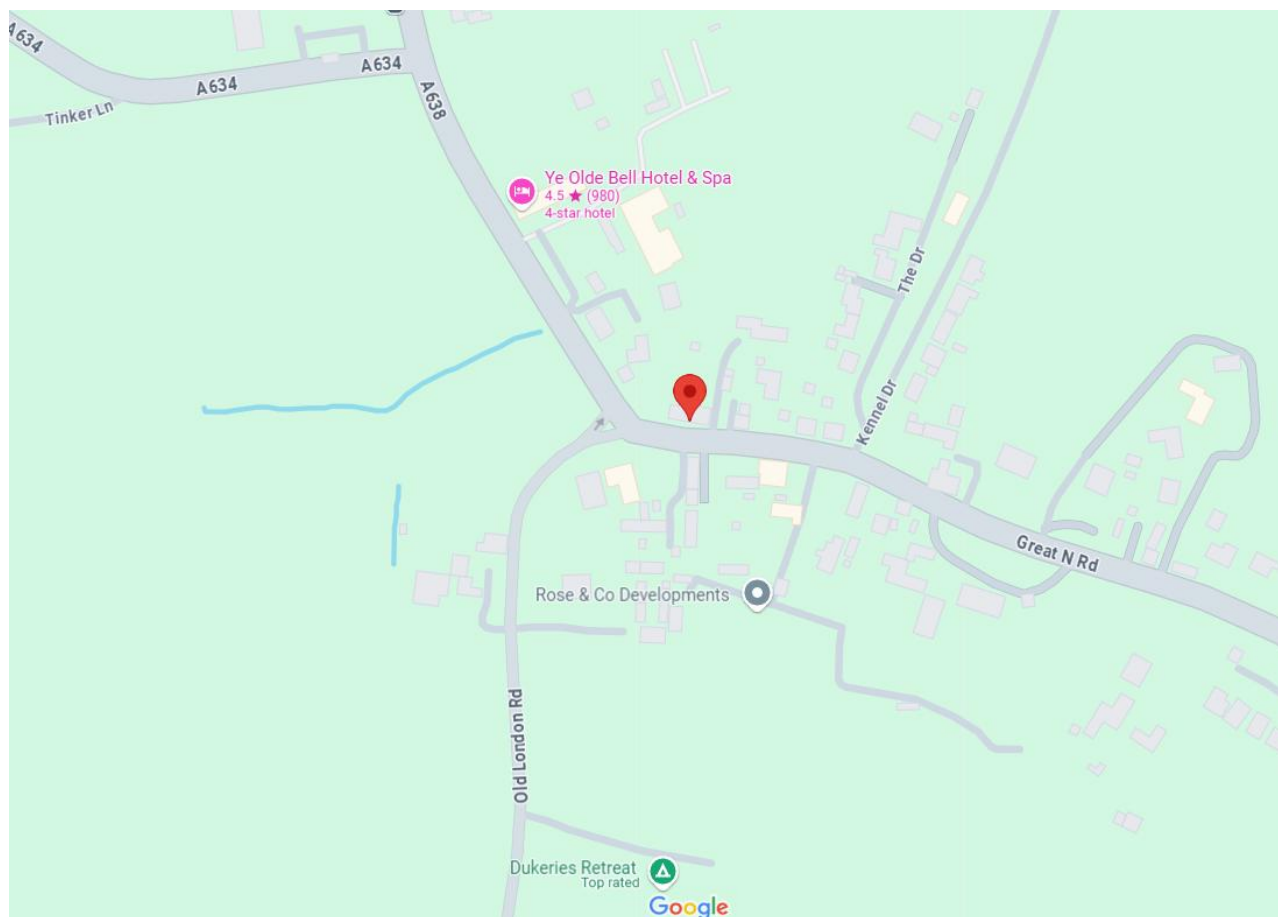
Ground Floor



First Floor



Total area: approx. 65.7 sq. metres (707.7 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		