



Barnsdale, Yew Tree Road , Upton,  
DN22 0RA



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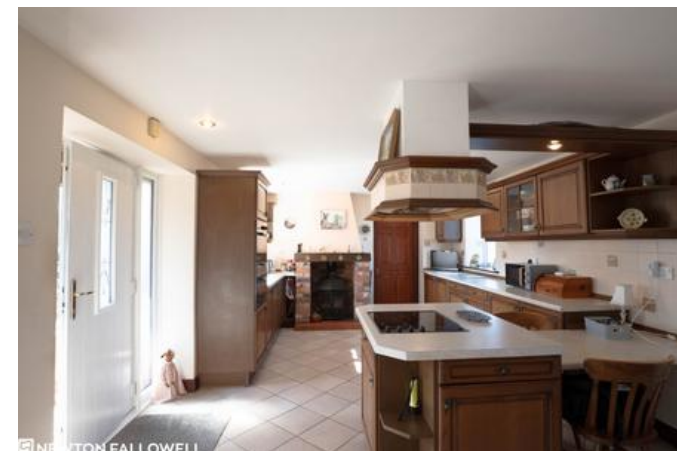


£300,000



Located in the peaceful rural village of Upton, Barnsdale presents a charming property with the potential to become a delightful country home. While currently offering comfortable living spaces, including multiple bedrooms and a practical kitchen with a multi-fuel burner, the residence would benefit from some modernisation to suit contemporary tastes.

The property features a living room with access to the rear yard, providing an indoor-outdoor flow. With a utility room connecting to the single garage and a garden offering outdoor space, Barnsdale provides a solid foundation for those seeking a village lifestyle. This home offers an excellent opportunity for buyers looking to put their own stamp on a property in a tranquil rural setting.







## Entrance Hallway

Double glazed window to rear aspect and front door with obscure glass.

## Living Room 3.64m x 6.71m (11'11" x 22'0")

Fireplace, two single panel radiators throughout, TV point, and sliding doors to the rear yard.



## Bathroom 2.51m x 2.96m (8'2" x 9'8")

Quadrant shower with glass screen door, extractor fan, and wall-mounted shower unit and showerhead, single panel radiator, panel bath, pedestal wash hand basin, single flush toilet, and a Velux window.

## Bedroom Two 2.84m x 4.89m (9'4" x 16'0")

Fitted storage, single panel radiator. Double glazed window to right aspect.

## Kitchen 3.64m x 7.02m (11'11" x 23'0")

Tiled throughout, two double glazed windows to the rear aspect, door with obscure glass and obscure glass sidelight (all double glazed) leading to the rear aspect, double panel radiator, bowl-and-a-quarter sink with drainer and mixer tap, double 'Zanussi' integrated oven, four-ring electric hob situated on a partial island, and multi-fuel burner in the fireplace. Floor and wall-mounted cupboards with vinyl wrap work surfaces underneath. Double glazed window to right aspect.

## Bedroom Three 3.64m x 3.48m (11'11" x 11'5")

Double glazed window to one aspect, single panel radiator.

## Utility Room 2.22m x 3.64m (7'4" x 11'11")

Double glazed window to the rear aspect, space for a freestanding dryer, space and plumbing for a freestanding washing machine, sink with drainer and mixer tap, floor and wall-mounted cupboards, 'Worcester' boiler, and access to





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the garage. Brick-effect flooring throughout.

**Garage** 3.31m x 4.8m (10'11" x 15'8")

Lighting and power within.

## First Floor Sitting Room

Double glazed window to the rear aspect, double glazed window to the front aspect, carpeted throughout, and a single panel radiator. This cosy area was previously used a sitting room and area for relaxation.

**Bedroom One** 3.64m x 2.9m (11'11" x 9'6")

Double glazed window to the rear aspect, single panel radiator, and TV point.



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**Ensuite** 1.49m x 1.08m (4'11" x 3'6")

WC, wall-mounted wash hand basin.

## 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.

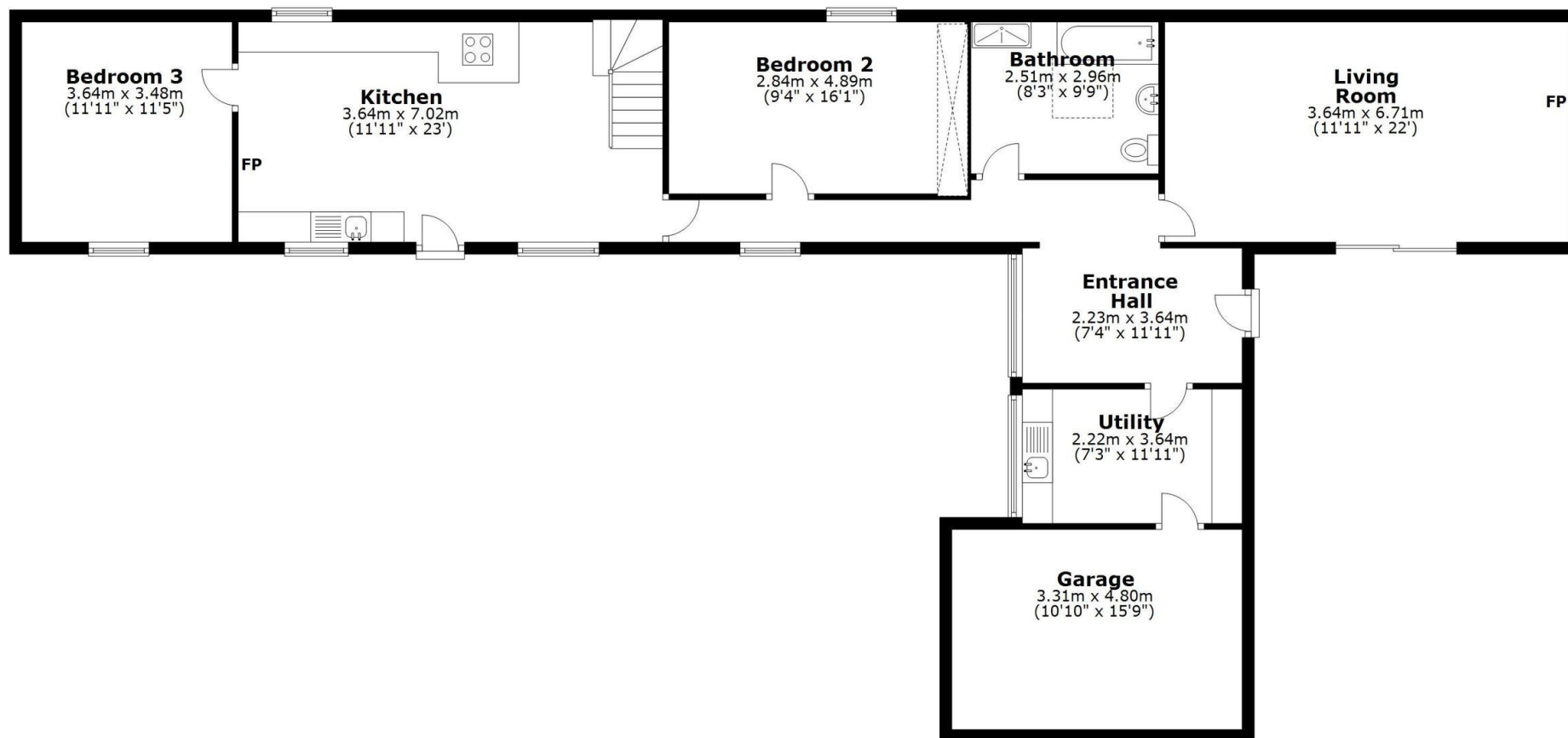
## Services

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.



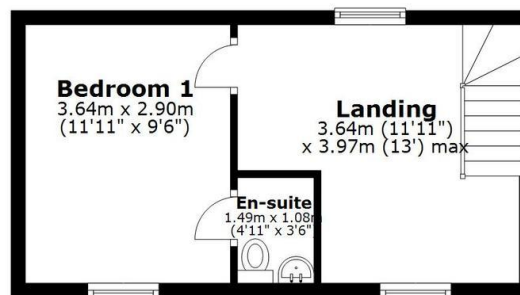
## Ground Floor

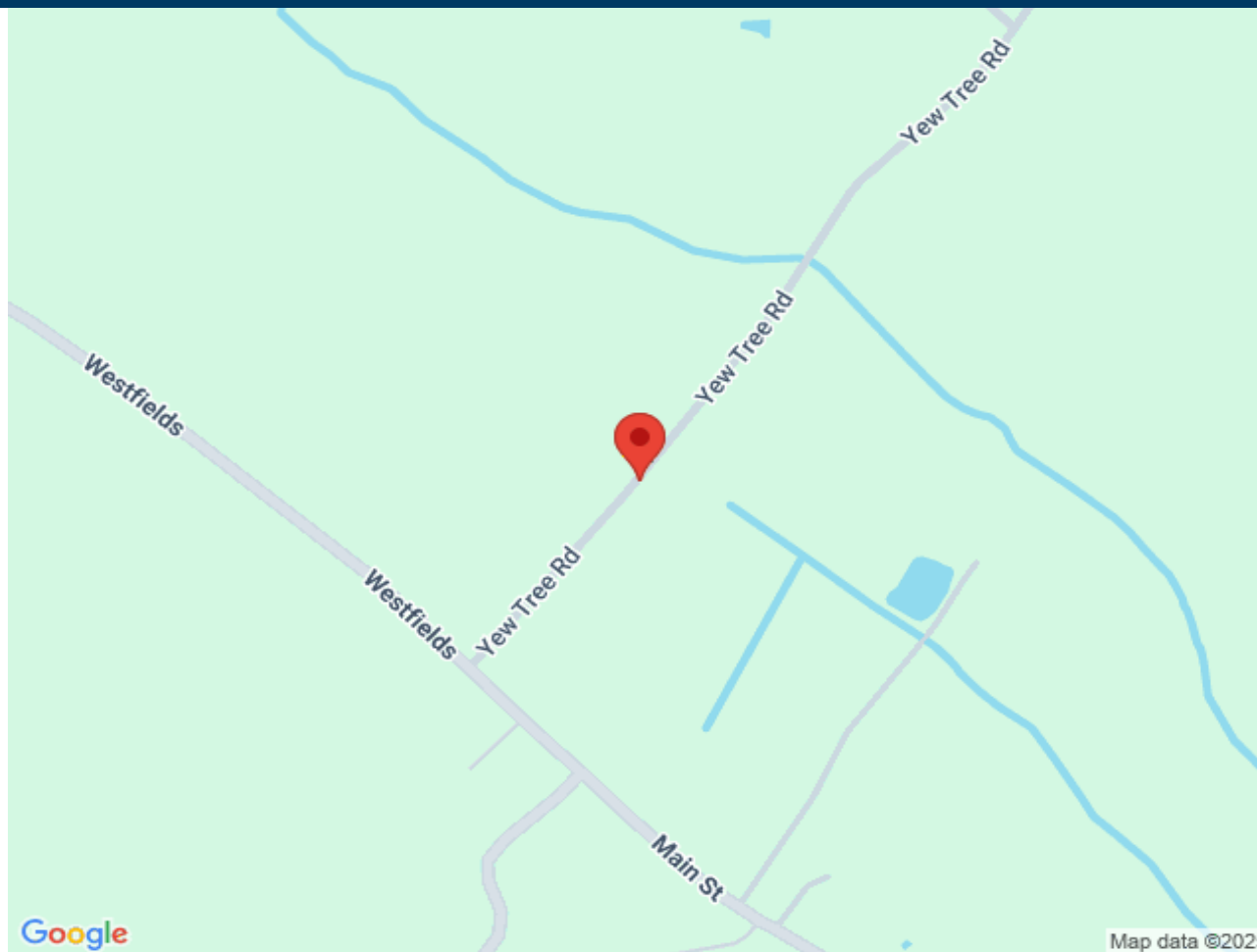
Approx. 128.2 sq. metres (1379.6 sq. feet)



## First Floor

Approx. 25.4 sq. metres (273.1 sq. feet)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		