



Hall Street

Barnard Castle



ADDISONS

PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

We are pleased to offer to the market an easily managed two bedroom house positioned centrally within Barnard Castle.

The accommodation briefly comprises: Living Room, Kitchen, Two Bedroom and Bathroom. Double Glazing and Gas Fired Central Heating.

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

GROUND FLOOR

Entrance Vestibule

Double Glazed front door and door leading through to the living room.

Living Room

A generous proportioned living room with window to the front elevation, two radiator, inglenook fireplace with gas stove and arched alcoves with wall light. Stairs rising to the first floor.

Kitchen

Fitted with a range of wall and floor units with solid wood and laminate worktops, Belfast sink, integrated fridge, oven and gas hob. Radiator and wall mounted gas fired central heating boiler.

FIRST FLOOR

Landing

Doors accessing the first floor accommodation and loft hatch.

Bedroom 1

Window to the front elevation and radiator.

Bedroom 2

Window to the front elevation, radiator and stairs bulkhead with storage shelves.

Bathroom

Panelled bath with shower over and screen. Pedestal hand wash basin, low level wc, radiator and obscured glazed window. Airing cupboard being shelved with plumbing for washing machine.

EXTERNALLY

To the front of the property there is a small forecourt. Designated parking space located within the Low Mill Development.

PRICE

£179,950

COUNCIL TAX

Band C

VIEWING

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

TENURE

Leasehold. Term 999 years from 1st April 1992. Management fees £886 per annum. The management fees include building insurance, window cleaning, exterior decorating and the upkeep of communal areas.

SERVICES

Mains electricity, mains water, mains gas and mains sewerage.

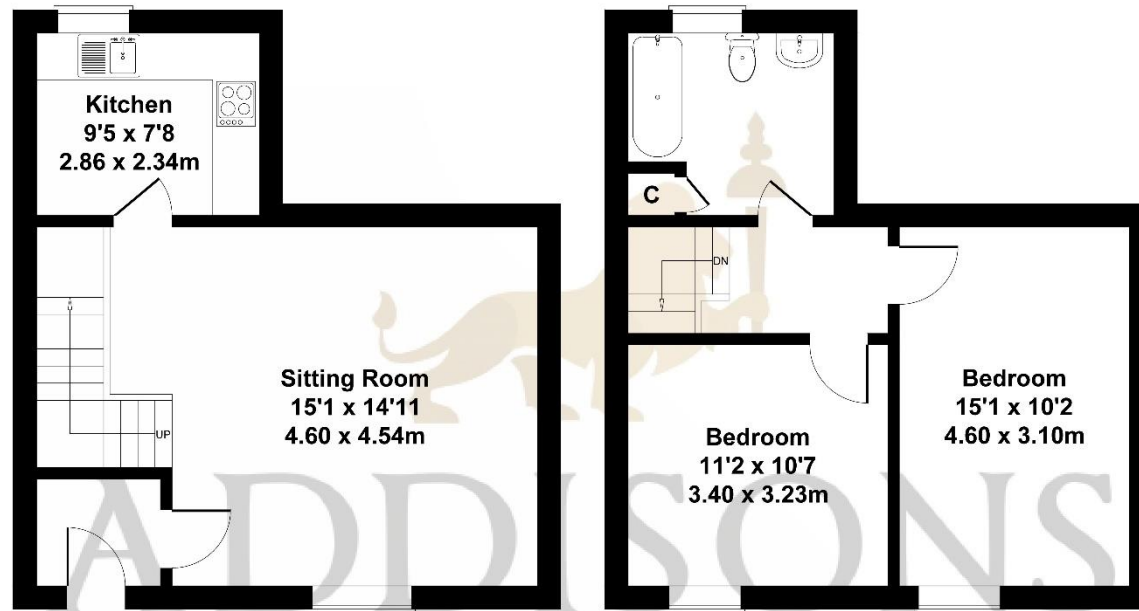
BROCHURE

Details and photographs taken August 2024.



Floor Plan

13 Hall Street



GROUND FLOOR • RURAL VALUATION 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
Very energy efficient - lower running costs			
92-100	A		92
81-91	B		
69-80	C	69	
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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