



Hisehope Close

Startforth



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PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

A well presented, three bedroom detached home situated in elevated position with gardens, driveway and garage situated within the heart of the popular Castle Croft Estate.

Hisehope Close sits within the Castle Croft development in Startforth which lies on the fringe of the ever popular town of Barnard Castle and comprises an interesting variety of houses. It is situated only a mile from the town centre by a pleasant walk over the Tees, either over the County Bridge or by the Green Bridge, and also serviced by local transport. There is a broader range of shopping, educational and recreational facilities found within the town centre itself.

The property benefits from Gas Central Heating and Double Glazing throughout and briefly comprises: - Entrance Hallway, Cloakroom, Living Room, Dining Kitchen and Utility to the Ground Floor with Three Double Bedrooms, One with Ens-Suite and Family Bathroom to the First Floor. Externally the property boasts gardens to both sides of the property, single garage, and driveway.



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ACCOMMODATION

Hallway

Doors to ground floor accommodation, stairs to the first floor and radiator.

Living Room

Window overlooking the front elevation, French doors leading to the patio side garden and radiator.

Dining Kitchen

Fitted with a good range of high gloss wall and floor units, gas hob and electric oven, integrated dishwasher, and fridge freezer. Stainless steel sink with mixer tap and drainer, door leading to the Utility, windows to dual aspect and dining area with window overlooking the front elevation and space for a dining table and chairs.

Utility

Wall mounted gas boiler, plumbing for a washing machine and door leading to the rear.

Cloakroom

WC, hand wash basin, and radiator.

FIRST FLOOR

Landing

With doors leading the accommodation, storage cupboard and radiator.

Master Bedroom

With window overlooking the front elevation, wardrobes, radiator and door to the Ensuite which comprises a walk in shower, hand wash basin, WC, towel radiator and obscured window.

Bedroom 2

A double bedroom with window overlooking the side elevation and radiator.

Bedroom 3

A double bedroom with window to the front elevation and radiator.

Bathroom

Panelled bath with shower over, towel radiator, WC, hand wash basin, partially tiled walls and obscured window to the front elevation.



EXTERNALLY

Driveway with parking for two cars leading to a single garage with roll up door light and power. The main garden is situated to the side of the property and is South Westerly facing. The garden is predominantly laid to lawn with patio seating area, shed and gate providing access to the front of the property. A pathway leads from the garden along the rear of the property to a further garden with patio seating area and gate leading to the front.

PRICE

£230,000

SERVICE CHARGE

A service charge will become payable upon completion of the development to cover the maintenance of communal areas and shared access roads. It is estimated that this will amount to approximately £140.00.per annum, but this is yet to be confirmed.

PROPERTY INFORMATION

Title Number(s)- DU369335

Tenure-Freehold

Local Authority- Durham

Council Tax- Band D

Annual Price- £2,551

Conservation Area - No

Flood Risk- Very low

Broadband- Basic 5 Mbps, Superfast 80 Mbps, Ultrafast 8500 Mbps

Satellite / Fibre TV Availability- BT, Sky

Parking- Driveway

Services - Gas central heating, mains electricity, water and drainage.

Covenants and Easements

The property is subject to restrictive covenant(s) and/or easement(s) that will need to be verified by the seller's solicitor.

Survey

We have not undertaken a survey of the property and therefore are unable to comment on its structural condition.

VIEWING

Strictly via appointment through the selling agents.

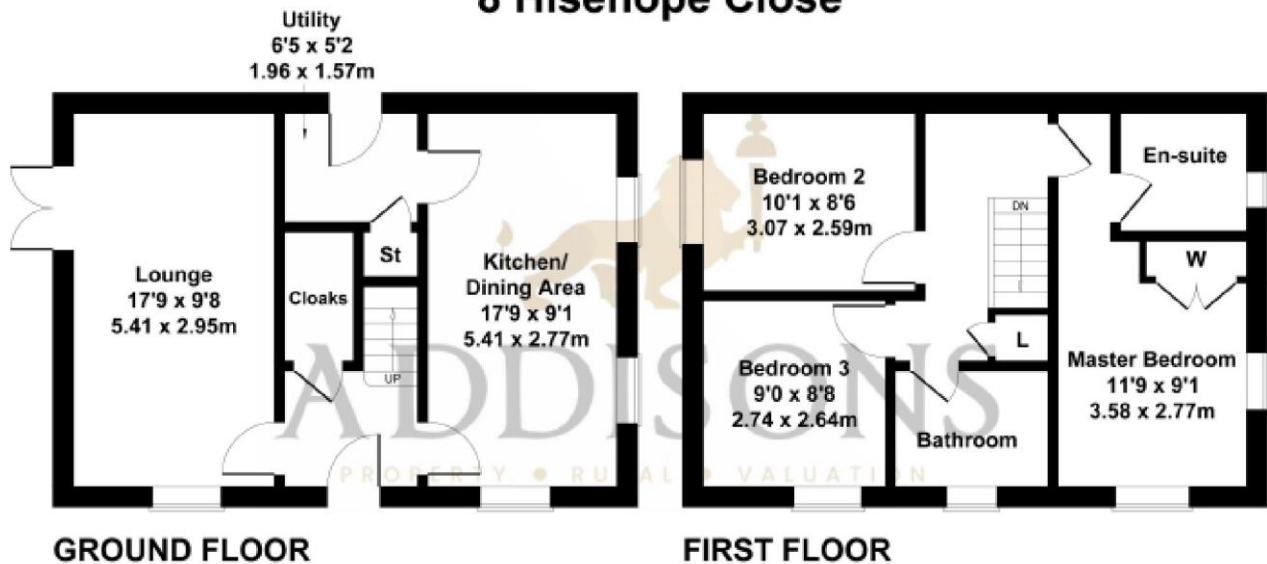
BROCHURE

Photographs and details taken May 2024.



Floor Plan

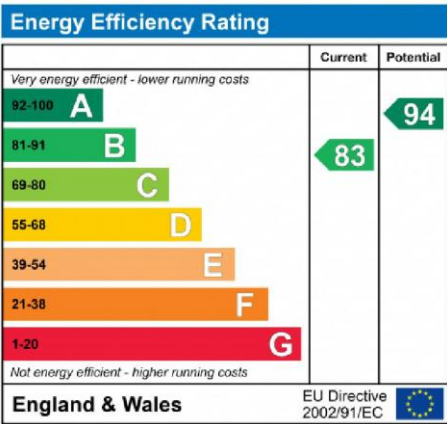
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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

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