

Selset Close
Startforth



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ABOUT THE PROPERTY

A wonderful opportunity to purchase this recently constructed two bedroom semi detached house located on this modern residential estate within easy walking distance of Barnard Castle. The house is situated on the edge of the estate with the banks of Deepdale Nature Reserve on its door step.

The accommodation briefly comprises: Hallway, Cloakroom, Dining Kitchen, Living Room, Two Bedrooms and Family Bathroom. Parking for One Car and Enclosed Rear Garden. Gas Central Heating and Double Glazing Throughout. The property benefits from the remaining NHBC warranty.

The property is located in the sought-after village of Startforth, west of the historic and popular market town of Barnard Castle. 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. The property lies within easy reach of the A66 and A1(M), bringing many areas within commuting distance.



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ACCOMMODATION

Entrance Hall

Front entrance door accessing the hallway with vinyl flooring, central ceiling light, stairs rising to the first floor and doors leading off to the ground floor accommodation.

Cloakroom

Wall mounted hand wash basin with tiled splashback, low level wc, radiator, obscured glazed window to the side elevation, vinyl flooring and inset lighting.

Dining Kitchen

Fitted with a range of wall and floor units with wood effect worktops incorporating stainless steel sink unit and drainer. Integrated electric fan oven, four ring gas hob with stainless steel chimney style extractor and stainless steel splashback. Dishwasher, washer/dryer and upright fridge freezer are all included within the sale. Vinyl flooring, twin lights, radiator and bay window looking out over the front of the property.

Living Room

French doors accessing the rear garden, twin ceiling lights, carpet flooring and radiator. Understairs storage cupboard with light and venting for tumble dryer.

Landing

Storage cupboard with light, loft hatch, carpet flooring, window to the side elevation, central ceiling light and doors leading off to the first floor accommodation.

Bedroom One

Double bedroom with twin windows looking out over the front of the property, radiator, central ceiling light and carpet flooring.

Bedroom Two

Good single bedroom with window looking out over the garden, radiator, central ceiling light and carpet flooring.

Bathroom

Panelled bath with mains shower over and screen, wall mounted hand wash basin, low level wc, heated towel rail, obscured glazed window, tiled splashbacks, vinyl flooring and inset lighting.

EXTERNALLY

To the front of the property there is an open plan lawned garden with pathway leading to the front door and wrapping around to the side.

A tarmac driveway providing off street parking for one car.

Fully enclosed garden which can be accessed from the living room or from an access gate located to the side of the property. The garden is predominately laid to lawn with planted borders, timber shed and patio areas.

PRICE

£185,000

VIEWING

Strictly by appointment through the selling agents Addisons Chartered Surveyors

PROPERTY INFORMATION

Council Tax Band: B

Annual Cost: £1,984

Title Number: Awaiting Registration

Tenure: Freehold

Local Authority: Durham

Flood Risk Very low

Conservation Area: No

Parking: Driveway

Broadband: Basic 5 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps

Satellite / Fibre TV Availability: BT and Sky

Heating: Gas Fired Central Heating

Services: Mains Electricity, Mains Gas, Mains Water and Mains Drainage

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 £129.50.per annum, but this is yet to be confirmed.

Covenants and Easements

The property maybe subject to restrictive covenants and/or easements which 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.

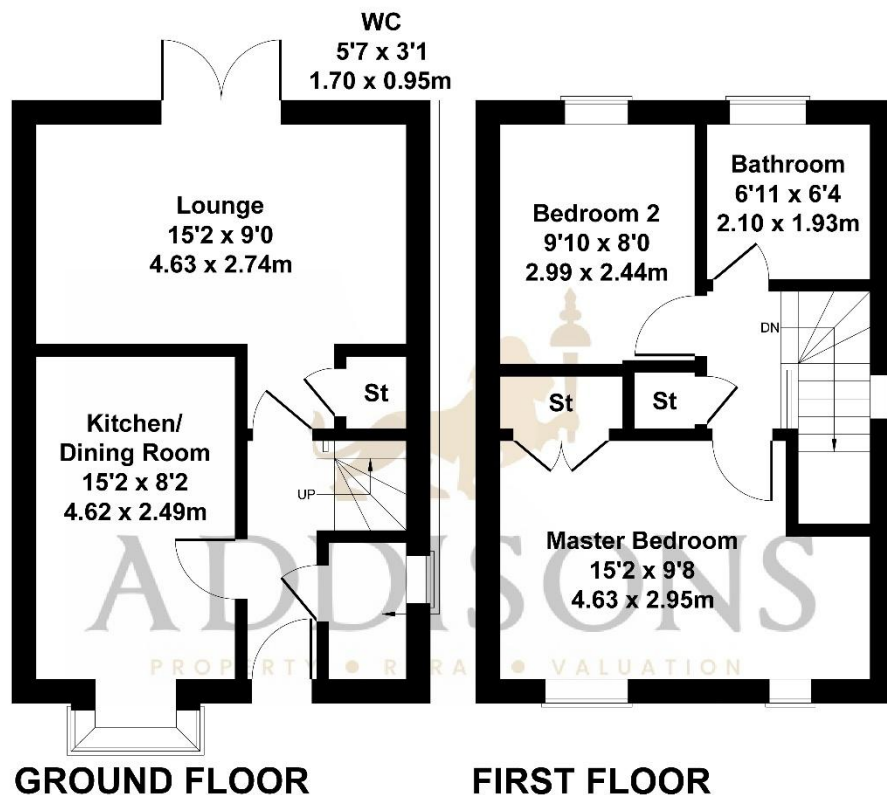
Brochure

Details and photographs taken October 2025



Floor Plan

23 Selset, Startforth

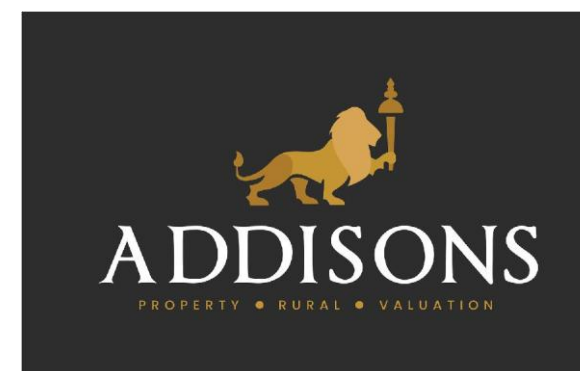


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2025

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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