

**New Barton, Hubberton, HX6 1NW** 

## welcome to

## **New Barton, Hubberton**

A picturesque location with rolling fields on the doorstep whilst still being a short drive to local shops and amenities, excellent transport links and primary and secondary schools. Briefly comprising of two double rooms, kitchen, lounge, conservatory, shower room and yard to the rear.













#### Kitchen

The kitchen is modern in design and comprises of wooden wall and base units with contrasting work surfaces, stainless steel sink and drainer, tiled splashback, integrated oven and hob with extractor hood above, space/plumbing for appliances, ceiling light point, central heating radiator, double glazed window to the front and uPVC door.

### Lounge

The lounge is full of character and benefits from exposed wooden beams, exposed stonework, multifuel stove, ceiling and wall light points, wooden floor, central heating radiator and double glazed French doors to the conservatory at the rear.

### Conservatory

The conservatory is double glazed to all sides with french doors opening to the yard at the rear. Benefiting from wooden floor and electrical outpoint's.

#### **Bedroom One**

Bedroom one is a good sized double room that comprises of a double glazed window to the rear with far reaching views, ceiling light point, wooden flooring, exposed stone fireplace, access to the loft and central heating radiator.

#### **Bedroom Two**

Bedroom two is another double room that comprises of a double glazed window to the front, ceiling light point fitted wardrobes and central heating radiator. This room will accommodate a double bed and usual bedroom furniture.

#### **Shower Room**

The shower room is neutral in design and comprises of a walk in shower cubicle, w/c with wash hand basin, tiled flooring and walls, double glazed frosted window to the front.

### Additional/External

To the rear is an enclosed yard area with stunning views and ample space for a seating area to enjoy the summer months. To the front is on street parking.





## welcome to

# **New Barton, Sowerby Bridge**

- Sought After Rural Location
- Two Bedroom Mid Terrace
- **Character Features Throughout**
- **Enclosed Yard To The Rear**
- Suit A Number Of Buyers

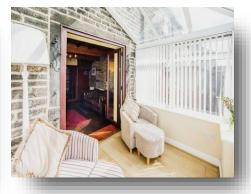
Tenure: Freehold EPC Rating: Awaited

offers over

£210,000







Back Rigging Ln Well Head Ln Coogle Map data @2024

Please note the marker reflects the postcode not the actual property

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