

12a Kettle End, Barton, DL10 6LA



GROUND FLOOR

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.  
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## 12a KETTLE END BARTON



Enjoying a private setting in well-stocked walled gardens, a detached property offering generous three-bedroom accommodation with two reception rooms, conservatory and garage. Requiring general updating, close to the green and good-local amenities within this well-located, accessible village.

Sensibly priced, viewing is strongly recommended.

**HALL – LIVING ROOM – DINING ROOM – CONSERVATORY - KITCHEN – 3 BEDROOMS  
– BATHROOM/WC – GARAGE - GARDENS**

**GAS CENTRAL HEATING**

**DOUBLE GLAZING**

**Price: £350,000**

# 12a Kettle End, Barton, Nr Richmond, North Yorkshire, DL10 6LA

The accommodation is as follows.....

**HALL:**

With double-glazed entrance door, side screen and staircase to the first floor.

**LIVING ROOM:**

(21'7" x 11'7" plus 9'1" x 10'7") A substantial open living room with **dining area**, enjoying good natural light and having feature stone surround fireplace with inset gas fire and patio doors to the rear gardens.



**DINING ROOM:**

(11'6" x 8'5") Providing a separate formal dining room with windows to the front and side.



**KITCHEN:**

(12'9" x 8'10") Fitted with range of units in pine finish with worksurfaces, sink unit, tiled surrounds, built-in oven, hob and extractor, plumbing points and power points.

**CONSERVATORY:**

(11'7" x 11'2") A good-size double-glazed conservatory with tiled floor and opening to the gardens.



**LANDING:**

To the main bedrooms and with store cupboard:

**BATHROOM/WC:**

(7'11" x 5'6" max.) Having separate shower cubicle, wash-hand basin in vanity unit, WC and tiled surrounds.

**BEDROOM 1:**

(11'2" min. x 13'1" max.) A good-size bedroom with windows to the front and side and built-in cupboard/wardrobe.



**BEDROOM 2:**

(15'3" x 13'3") Again to the front of the property with built-in cupboard/wardrobe.



**BEDROOM 3:**

(8'1" x 11'4") Overlooking the rear gardens and with built-in cupboard/wardrobe.



**GARAGE:**

(15'11" x 9'11") A good size integral garage with central heating boiler and..

**WORKSHOP AREA:**

(9'11" x 5'5") Having light, power points and personal door to the rear.

**GARDENS:**

Block-paved driveway with additional hardstanding to the front, opening to....



Lawned walled gardens and side pathways to....

South-facing lawned gardens to the rear with well-stocked conifer and shrubbery borders.



**COUNCIL TAX BAND: E**

**TENURE: Freehold**

