

Waterfall Terrace Barton Richmond DL10 6LZ Offers in the region of £180,000



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Waterfall terrace is a beautiful mid terraced cottage situated on the outskirts of the popular village of Barton, North Yorkshire, having beautiful rural views to the front and rear yet conveniently located only a few minutes' drive from the A1(M) and the A66 making it ideal for commuting.

The property has a lot of charm and still retains some of its original period features, extended to the rear to create a large Kitchen/dining/living space which will definitely become the heart of this lovely home, a large velux window and French doors help to flood the area with light, a generous modern kitchen provides ample space for an enthusiastic cook and a brick inglenook fireplace with Log burner makes a fantastic focal point and also delivers the properties central heating with the help of electric heaters in the hallway and bathroom (energy efficient and bluetooth operated).

A separate lounge to the front of the property has period charm in abundance with a lovely bay window (ideal for a Christmas tree) and an open fireplace which we believe is original to the property.

To the first floor are three bedrooms (all with open views over the surrounding fields) and a large family bathroom with freestanding shower cubicle, w/c pedestal washbasin, bath and chrome towel rail. Externally there is car parking to the rear with pod point electric car charger, and a large front garden with beautiful rural views which has been gravelled for easy maintenance.

Being sold with No Onward Chain, early viewing is highly recommended to appreciate the property and its unique location.











- Views Front & Rear

- Parking

- Electric Car Charger

- Extended Floorplan

- Generous Garden

- No Onward Chain

General Remarks

Tenure: Freehold

Services: Mains Electric, Mains Water, Waste

Water Septic Tank, Solid Fuel C/H,

Council Tax: Grade C



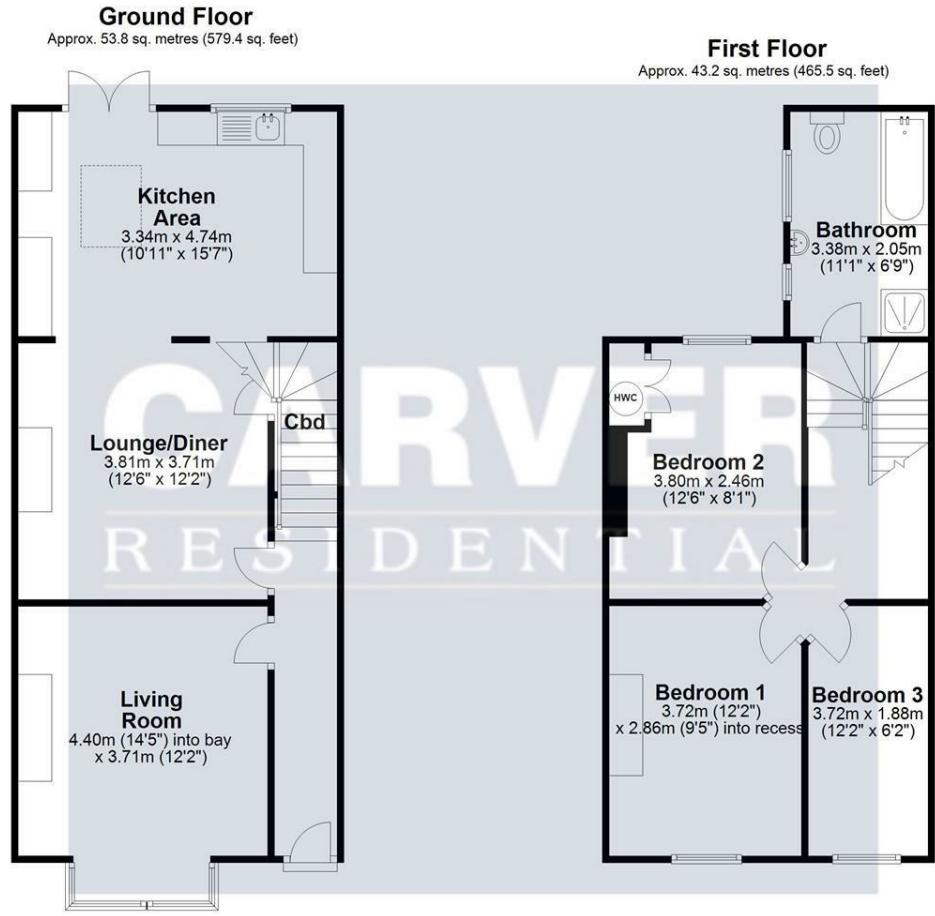




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**Ground Floor**  
Approx. 53.8 sq. metres (579.4 sq. feet)

**First Floor**  
Approx. 43.2 sq. metres (465.5 sq. feet)

Total area: approx. 97.1 sq. metres (1044.9 sq. feet)

Sketch Plan: Not To Scale. For Illustrative Purposes Only. Created by HJ Cadplan Ltd.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		56	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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MAB 6202



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80 High Street  
Yarm, TS15 9AH  
Tel: 01642 420090  
[yarm@carvergroup.co.uk](mailto:yarm@carvergroup.co.uk)

14 Duke Street, Darlington  
County Durham, DL3 7AA  
Tel: 01325 357807  
[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)

26 Market Place, Richmond  
North Yorkshire, DL10 4QG  
Tel: 01748 825317  
[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)

43 Dalton Way, Newton Aycliffe  
County Durham, DL5 4DJ  
Tel: 01325 320676  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)

219 High Street, Northallerton  
North Yorkshire, DL7 8LW  
Tel: 01609 777710  
[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)