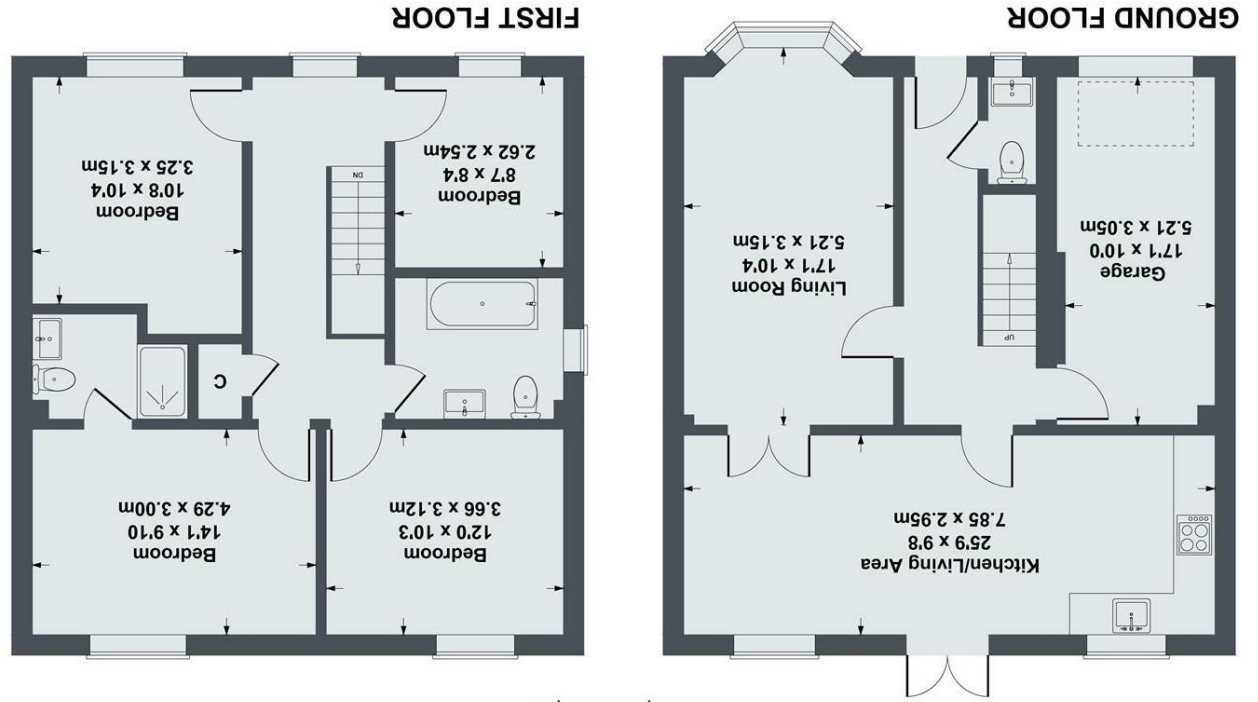


- GSC Grays gives notice that:
1. These particulars are a general guide only and do not form any part of any offer or contract.
 2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
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 5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
 6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Disclaimer Notice



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, 2024



22 Hollinside, Barnard Castle
 Approximate Gross Internal Area
 1400 sq ft - 130 sq m

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	83
Potential	92

22 HOLLINSIDE
 Barnard Castle, County Durham



22 HOLLINSIDE

Barnard Castle, County Durham DL12 8QG

A beautifully presented, four bedroom detached family home set within a highly sought after development in Barnard Castle with great access to local shops and amenities.

Bishop Auckland 15 miles, Darlington 16 miles, Durham 25 miles, Newcastle upon Tyne 42 miles, A1(M) 15 miles. Please note all distances are approximate. Situated in the historic market town of Barnard Castle, this property provides easy access to the amenities within the town and its surrounding area. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible. There are main line train stations at Darlington and Durham, with International Airports to be found at Newcastle and Leeds/Bradford. The property lies within easy reach of the A66 and A1(M) bringing many areas within commuting distance.



GSC GRAYS
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Accommodation

Ground Floor

The well-presented entrance hall provides access to the downstairs WC, kitchen, living room and dining room. The modern kitchen comprises a comprehensive set of wall and base units, gas hob, space for tumble dryer and stainless steel sink and extractor fan. The open plan space for the dining room provides a light and airy environment with double doors leading to the rear garden. The living room is accessed from the hallway, as well as through double doors in the kitchen/dining room and comprises of a spacious area with views to the front elevation through the double glazed bay window.

First Floor

The first floor provides excellent living accommodation with four bedrooms and a family bathroom. The good sized master bedroom has an en-suite with half wall tiling, WC, wash basin and freestanding shower with glass door. The two further bedrooms offer generous accommodation and ample space for double beds. The fourth bedroom is currently used as an office showcasing versatile living arrangements.

Externally

To the rear is an easily maintainable garden accessed from the kitchen/dining room, as well as from the path around the side of the house, with patio area perfect for summer barbecues. The property benefits from solar PV panels, which are owned and not leased.

Parking

The single garage is accessed from the inner hallway as well as the external up and over door. There are also two designated parking spots on the private drive, as well as further on-street options available if required.

Tenure

The property is believed to be offered freehold with vacant possession on completion.

Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded E.

Particulars

Particulars written in April 2024.

Photographs taken in April 2024.

Services and Other Information

Mains electricity, gas and drainage, and water are connected. Gas fired central heating.

