



3 The Ashes, 3 Silver Garth, Barton, North Yorkshire, DL10 6NG





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Welcome to Silver Garth, Barton - a charming village that could be the perfect setting for your new home! This delightful 3-bedroom detached bungalow is situated on a corner plot, offering you privacy and space to enjoy.

Commanding an elevated positioning, this bungalow, though modest in size, has a lot to offer. The vacant possession means you can move in and make it your own without any delay. Whether you are looking to downsize or seeking a cosy family home, this property ticks all the boxes.

Don't miss the opportunity to make this 3-bedroom bungalow your own slice of paradise in the heart of Barton. Book a viewing today and let the charm of Silver Garth win you over!

**Offers over £350,000**



## **ENTRANCE RECEPTION**

Composite door leading into a spacious and light entrance reception, UPVC windows, double and single radiator. Dado rail, useful built in storage cupboard housing meters. Doors to; cloaks/w.c, lounge/dining, family bathroom and 3 bedrooms, French doors to formal dining room and glass panelled door to kitchen.

## **CLOAKS/W.C**

Low level w.c, pedestal hand basin, tiling to splash areas and single radiator.

## **LOUNGE/DINING ROOM 5.719 x 4.488 & 4.025 x 2.456 (18'9" x 14'8" & 13'2" x 8'0")**

An L-Shaped room having UPVC windows to front and sides. Alcove with fitted shelves, display glass shelving and lighting. The main focal point is the feature fireplace with marble style insert and hearth incorporating a coal effect gas fire. TV point, double and single radiators, ceiling coving and aluminium sliding door to conservatory. Ceiling coving and 3 wall lights.

Dining Area:: 4.025 x 2.456

## **CONSERVATORY 2.780 x 3.285 (9'1" x 10'9")**

UPVC windows to front and side with UPVC door to side leading onto a paved sun terrace. Double radiator and feature tiled floor.

## **FAMILY ROOM / BEDROOM 4 2.968 x 3.755 (9'8" x 12'3")**

UPVC window to side, single radiator and ceiling coving.

## **KITCHEN 2.541 x 4.815 (8'4" x 15'9")**

UPVC windows to side and rear, composite moulded single sink with swan neck mixer tap, fitted with a range of base, drawer, wall and display units and mini breakfast bar. Integrated fridge/freezer and

dishwasher. Four ring hob with built in oven and above extractor hood, tiling to splash areas, laminated cushion flooring and single radiator. Door to utility room.

## **UTILITY ROOM 3.042 x 1.578**

Base and wall units with worktop surfaces, plumbing for automatic washer, void for dryer and fridge, tiling to splash areas, single sink with mixer tap. Wall mounted boiler and UPVC door to rear.

## **BEDROOM 1 3.161 x 6.917 (10'4" x 22'8")**

Spacious double room with UPVC windows to front and side. Two central heating radiators, ceiling coving and fitted wardrobes with shelf and rail.

## **BEDROOM 2 4.253 x 3.070 (13'11" x 10'0")**

UPVC window to side, single radiator, built in wardrobes with shelves and rail. TV point, ceiling coving and door to shower room/w.c.

## **SHOWER ROOM/W.C**

Walk in shower with glass screen and shower mixer bar, closed cupboard w.c, hand basin with below vanity cupboard and mantle. Tiling to part walls, heated chrome towel rail, down lighting, extractor fan and UPVC window to rear.

## **BEDROOM 3 2.557 x 3.041 excluding robes (8'4" x 9'11" excluding robes)**

UPVC window to rear, central heating radiator, ceiling coving and fitted bedroom furniture; wardrobes with shelf and rail, dressing unit with drawers and worktop.

## **FAMILY BATHROOM/W.C**

Three piece suite comprising; sunken bath, pedestal hand basin, low level w.c, tiling to walls, central heating radiator, glass fronted wall mounted cupboard, ceiling coving and UPVC window to rear.

## **EXTERNALLY**

Commanding an elevated corner plot there is a lawned front garden with tiered rockery and shrub border with sweeping steps leading to the front sun terrace. Security light. To the right of the bungalow is a side garden with lawned garden, flower border and raised sun terrace. There is a rear access path and banked wall border with feature rocks and outside tap. To the left of the property is a driveway for parking of 2 cars which leads to the garage.

## **GARAGE 4.862 x 5.468 (15'11" x 17'11")**

Detached garage with electric roller door, power and light. Water tap.



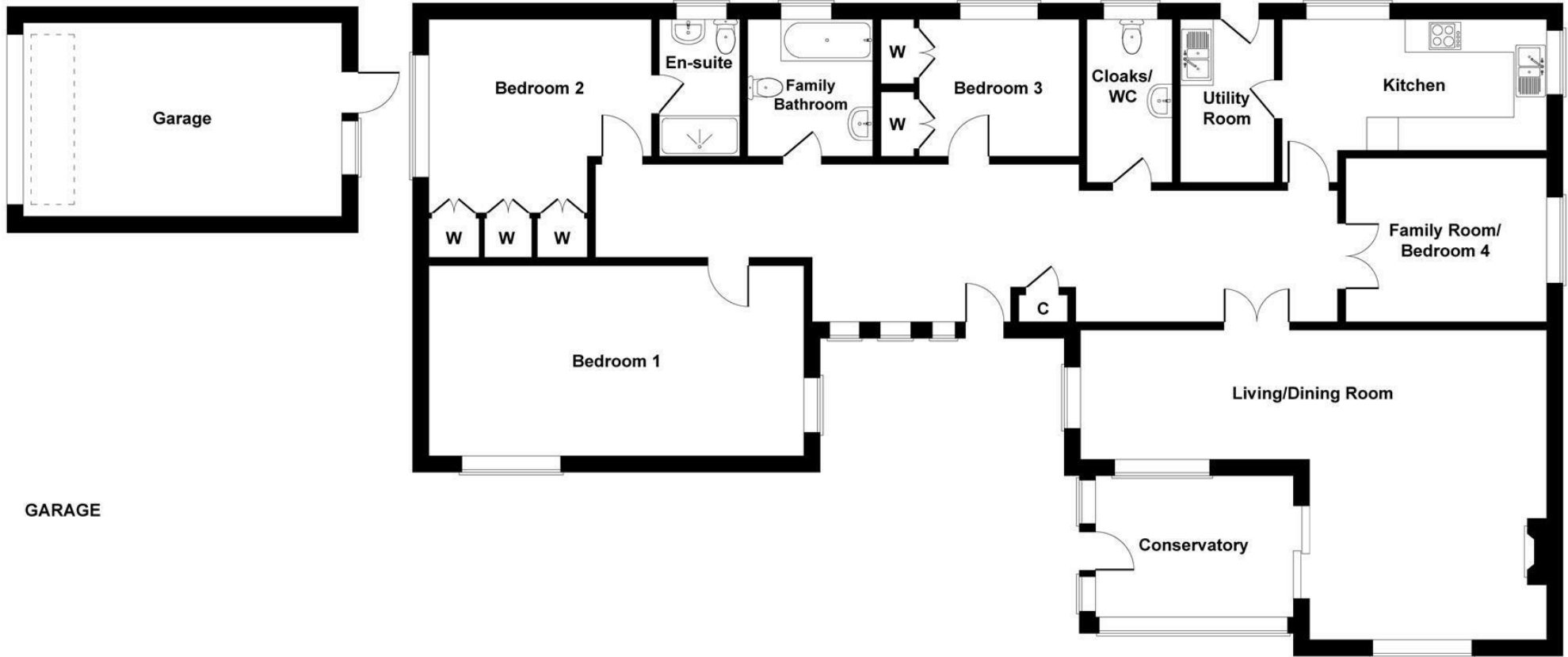








# The Ashes, Silver Street, Barton



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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	78
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	78
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	