

Priory Yard

Barnard Castle DL12 8PP

£165,000

Venture PROPERTIES









This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.









This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





Priory Yard

Barnard Castle DL12 8PP



- Two Bedroom Terrace
- Within Close Proximity to The River Tees
- Tastefully Decorated Throughout
- Sought After Barnard Castle Location
- Coucil Tax Band B
- Garden
- Cottage Style Dwelling in a Village Location
- EPC Rating C
- Off Street Parking

Located in the charming area of Priory Yard, Barnard Castle, this delightful terraced house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a cosy home in a vibrant community.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The modern shower room has been thoughtfully designed, ensuring both style and functionality for your daily routines.

The location of this property is particularly appealing, as it is situated close to a variety of shops and amenities, making everyday errands a breeze. Barnard Castle itself is known for its rich history and picturesque surroundings, offering a delightful backdrop for leisurely strolls and outdoor activities.

With a council tax band of B, this property presents an attractive option for those looking to manage their living expenses effectively. Overall, this terraced house in Priory Yard is a wonderful opportunity for anyone wishing to enjoy the charm of Barnard Castle while benefiting from modern comforts and a convenient lifestyle.

Entrance Hall
Upvc door to front, staircase to first floor landing with storage cupboard under and radiator.

Lounge
14'7 x 12'11 (4.45m x 3.94m)
French doors to rear and two radiators.

Kitchen
8'9 x 6'6 (2.67m x 1.98m)
Upvc double glazed window to front, wall, base and drawer units, sink unit, four ring gas hob and oven. Space for a fridge freezer and washing machine. Radiator.

First Floor Landing
With access to the loft.

Bedroom One
12'11 x 8'10 (3.94m x 2.69m)
Two Upvc double glazed window s to front and radiator.

Bedroom Two
10'11 x 7'10 (3.33m x 2.39m)
Upvc double glazed window to rear ad radiator.

Shower Room
Walk in shower, wash hand basin, w.c and heated towel rail.

Externally
To the rear there is off street parking, patio area and a shed for storage.

Tenure
Freehold

Property Details
Local Authority: Durham
Council Tax Band: B
Annual Price: £2,039
Conservation Area Barnard Castle
Flood Risk Very low
Floor Area 602 ft 2 / 56 m 2
Plot size 0.02 acres

Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
15 Mbps
Superfast
80 Mbps
Ultrafast
8500 Mbps
Satellite / Fibre TV Availability

BT
Sky

Note
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house



Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@venturepropertiesuk.com