

9 HISEHOPE CLOSE

Startforth, Barnard Castle, County Durham DL12 9BZ

GSC GRAYS

PROPERTY • ESTATES • LAND

9 HISEHOPE CLOSE

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9 Hisehope Close is the perfect example of a modern family home on the edge of Barnard Castle. This four bedroom detached home is ideal for growing families and is close to all amenities within the busy market town and is available with no onward chain.

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.

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5&6 Bailey Court Colburn Business Park, Richmond, North Yorkshire, DL9 4QL

01748 829217

agency@gscgrays.co.uk

GSCGRAYS.CO.UK





Accommodation

Ground Floor

The entrance hall provides access to the downstairs WC as well as a spacious living room with French doors to the rear garden. A large kitchen/diner with modern units and integrated appliances includes the double electric oven, four plate gas hob with electric extractor fan and dishwasher. The utility room comprises worksurfaces, modern units and integrated washing machine. Access to the integral single garage via the utility room.

First Floor

The living accommodation on the first floor is accessed from the central banisterred landing with two storage closets. The master bedroom comprises integrated storage cupboards, two double-glazed windows, and en-suite bathroom, with a sizeable shower, WC and modern sink unit. There are three further bedrooms. The family bathroom includes a contemporary wash basin, WC and bath with overhead shower.

Externally

The property is situated in an elevated position on a generous corner plot of the estate. To the rear is a walled garden mainly laid to lawn with a patio area. The front lawn wraps around the entrance of the property with pathways to the entrance door and parking spaces.

Parking

There are two off-street parking spaces and a single garage available with up and over door.

Owners Insight

"Spacious family home in a quiet part of the estate. Bright and welcoming, it boasts a light and airy layout with large windows throughout. Ample built-in storage and parking for multiple vehicles make it practical too."

Agents Note

There is a maintenance charge for communal areas which is to be confirmed.

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 January 2025.
Photographs taken in January 2025.

Conditions of Sale – Anti-Money Laundering

Should a purchaser(s) have an offer accepted on a property marketed by GSC Grays they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £37.50 plus VAT (£45.00 inc VAT) per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Services and Other Information

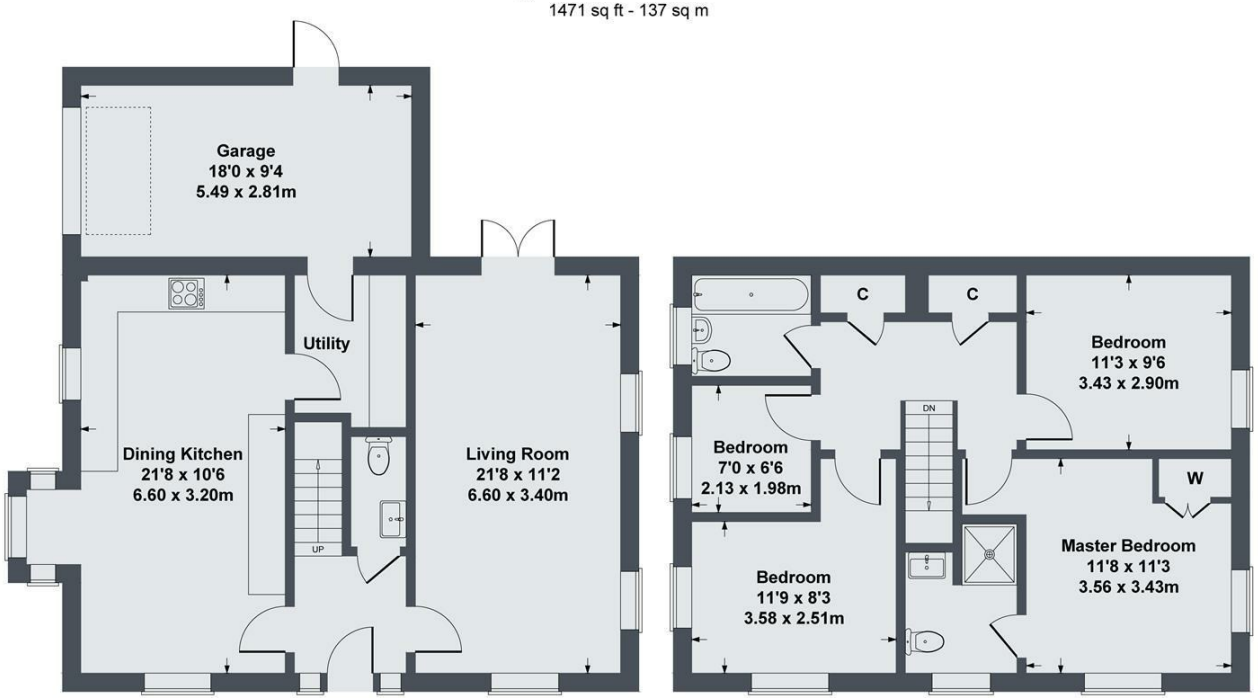
Mains electricity, gas and drainage, and water are connected. Gas fired central heating.





9 Hisehope Close, Startforth, Barnard Castle

Approximate Gross Internal Area
1471 sq ft - 137 sq m

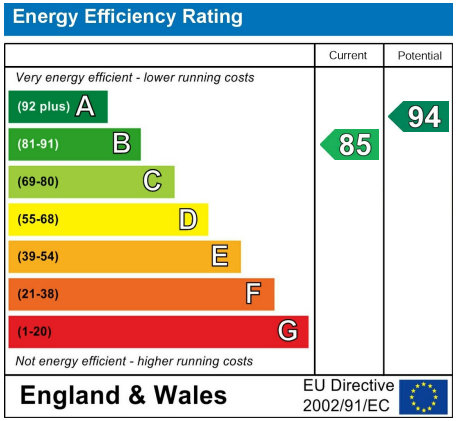


GROUND FLOOR **FIRST FLOOR**

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.

Produced by Potterplans Ltd. 2025





Disclaimer Notice

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.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
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.