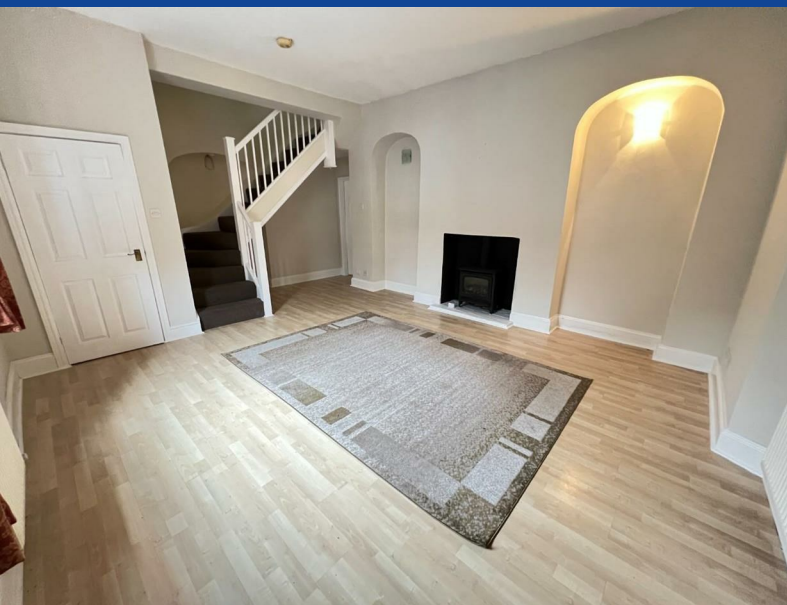




Hall Street, Barnard Castle, DL12 8JB
2 Bed - House - Mid Terrace
£169,950

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Situated on Hall Street in the picturesque town of Barnard Castle, this delightful mid-terrace house presents an excellent opportunity for first-time buyers and investors alike. Its prime location ensures that residents are just a short stroll away from the bustling market place, where a variety of shops, cafes, and schools await, making it an ideal choice for families and professionals.

Upon entering, you are welcomed into a well-proportioned living room, which features an inviting inglenook fireplace with a gas stove, perfect for those cosy evenings. The room is filled with natural light from the front-facing window and is enhanced by tasteful arched alcoves with wall lights, creating a warm and inviting atmosphere. The kitchen is both functional and stylish, equipped with modern wall and floor units, solid wood and laminate worktops, and essential appliances, including an integrated fridge, oven, and gas hob. A charming Belfast sink adds character, while the wall-mounted gas central heating boiler ensures comfort throughout the year.

On the first floor, you will discover two comfortable bedrooms, both benefiting from windows that overlook the front of the property, allowing for ample light. The bathroom is well-appointed, featuring a panelled bath with a shower over, alongside essential fixtures such as a pedestal hand wash basin and low-level WC. An airing cupboard provides convenient storage and plumbing for a washing machine.

Externally, the property boasts a small forecourt at the front, enhancing its curb appeal, and a designated parking space to the rear within the Low Mill Development, a valuable asset in this central location. With a new damp proof course that comes with a 20-year guarantee and a community maintenance charge of £483.20 bi-annually covering building insurance, window cleaning, external lighting, parking bay, and general outdoor maintenance, this two-bedroom house offers a perfect blend of character, convenience, and comfort.

GROUND FLOOR

Entrance Lobby

Lounge/Dining Room

20'1" x 15'1" (maximum) (6.13 x 4.62 (maximum))

Kitchen

9'0" x 7'3" (2.76 x 2.21)

FIRST FLOOR

Landing

Bedroom 1

14'2" x 9'9" (4.34 x 2.99)

Bedroom 2

11'1" x 10'6" (3.40 x 3.21)

Bathroom

EXTERNAL

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 16 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Poor - Average

Tenure: Leasehold (999 years from 1/4/92 - 966 years remaining)

Council Tax: Darlington Council, Band C (£2268 Min)

Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or authorities. Robinsons cannot accept liability for any information provided.



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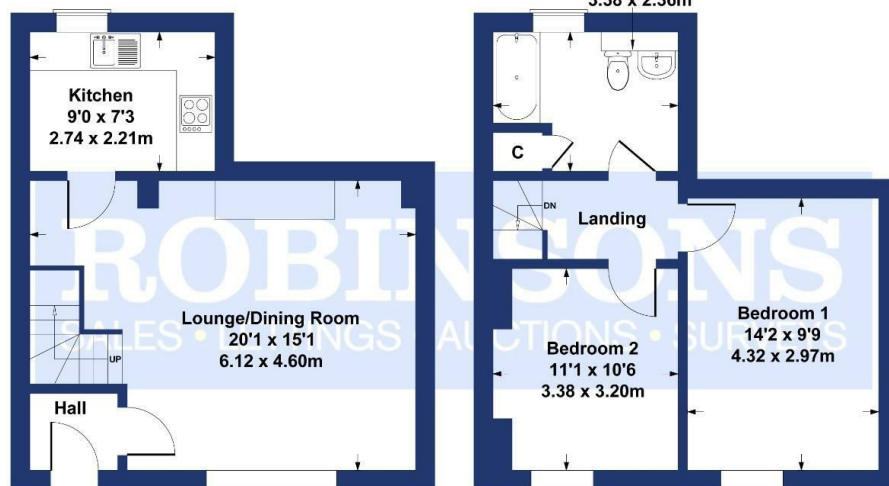
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Hall Street

Approximate Gross Internal Area
749 sq ft - 70 sq m



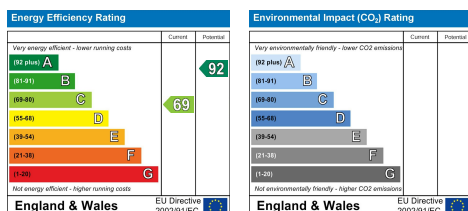
GROUND FLOOR

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



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