



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

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

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: Durham County 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.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	105-91kWh/m ² A		
105-91kWh/m ² B			
91-81kWh/m ² C			
81-65kWh/m ² D			
65-55kWh/m ² E			
55-46kWh/m ² F			
46-39kWh/m ² G			
Not energy efficient - higher running costs	1-20kWh/m ²		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	105-91kWh/m ² A		
105-91kWh/m ² B			
91-81kWh/m ² C			
81-65kWh/m ² D			
65-55kWh/m ² E			
55-46kWh/m ² F			
46-39kWh/m ² G			
Not environmentally friendly - higher CO ₂ emissions	1-20kWh/m ²		
England & Wales		EU Directive 2002/91/EC	

DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



ROBINSONS

SALES • LETTINGS • AUCTIONS

120 Newgate Street, Bishop Auckland, DL14 7EH | Tel: 01388 458111 | info@robinsonsbishop.co.uk

www.robinsonsestateagents.co.uk