



## Priory Yard

Barnard Castle DL12 8PP

Offers Over £150,000





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# Priory Yard

Barnard Castle DL12 8PP



- Stunning Two Bedroom Terrace
- Ideal First Home Or Investment
- Off Street Parking To The Rear

- Modern Interior
- Double Glazed
- Modern Kitchen With Appliances

- Newly Fitted Shower Room
- Easy Maintained Gardens Front And Rear
- EPC Rating C

Nestled in the picturesque Priory Yard of Barnard Castle, this charming two-bedroom end terrace house offers a delightful blend of comfort and modern living. The property is situated on a corner plot, providing easy-to-maintain gardens both at the front and rear, perfect for those who appreciate outdoor space without the burden of extensive upkeep.

Upon entering, you will find a welcoming reception room that sets the tone for the rest of the home. The newly upgraded kitchen is a highlight, featuring contemporary fittings that make cooking a pleasure. The modern shower room has also been thoughtfully renovated, ensuring that you have all the conveniences of modern living.

This property benefits from off-street parking at the rear, a valuable asset in this desirable area. The location is particularly appealing, as it is close to open parkland, offering beautiful walkways that allow for leisurely strolls through both town and countryside.

With its charming cottage style and modern upgrades, this home is ideal for those seeking a tranquil yet convenient lifestyle. Viewing is strongly advised to fully appreciate all that this delightful property has to offer.

## Kitchen

Situated to the front with a modern range of wall and floor units with integrated oven and hob, space for a washer, microwave, double glazed window to front elevation and front door aspect.

## Lounge

A good sized light and airy room situated to the rear with double glazed french doors leading out to the pleasing court garden and stairs to the first floor.

## First Floor

Landing area with loft access of which is boarded.

## Bedroom 1

Situated to the rear a good double bedroom with double glazed window, walk-in wardrobe and over stairs storage cupboard.

## Bedroom 2

Situated to the front with double glazed window.

## Shower Room

Newly refitted to a high standard with walk in shower, wash hand basin and low level WC.

## Outside

The home stands on a prime corner plot with easy maintained gardens to the front and rear, there is also off street parking to the rear of the home. Priory Yard is located well for local amenities and the local Demesnes open parkland is minutes away.

## Demesnes Riverside

Parkland close by.

## 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 Details

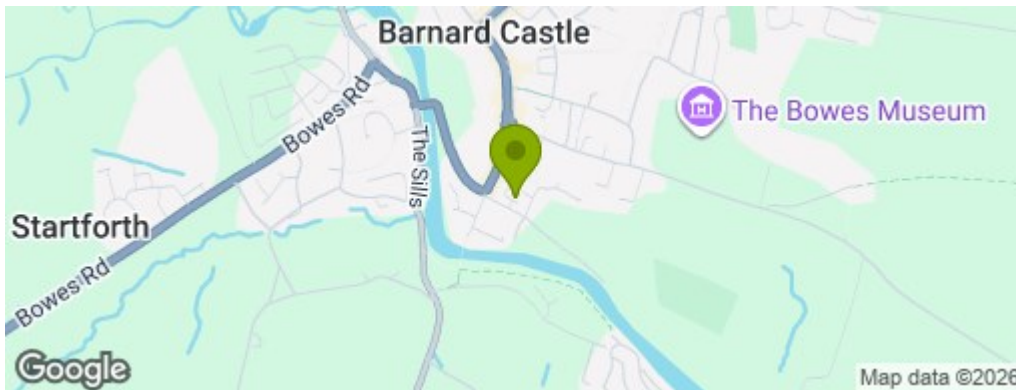
Local Authority: Durham  
Council Tax Band: B  
Annual Price: £2,039  
Conservation Area Barnard Castle  
Flood Risk Very low  
Floor Area 473 ft 2 / 44 m 2  
Plot size 0.05 acres  
Mobile coverage  
EE  
Vodafone  
Three  
O2  
Broadband  
Basic  
14 Mbps  
Superfast  
76 Mbps  
Ultrafast  
8500 Mbps  
Satellite / Fibre TV Availability  
BT  
Sky

## Tenure

Freehold



While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency until they are given.  
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## Property Information

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