

St. Cuthberts Green.

Barton DL10 6LR

£190,000

Venture PROPERTIES









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- Two Bedroom Terraced Property
- Well Maintained Gardens to Front and Rear
- Council Tax Band A
- Ideally Situated In Village Surroundings
- Easy Access to the A1m Motorway
- EPC Rating D
- Conservatory
- Schools Nearby
- No Onward Chain

In the quiet village of Barton, this delightful two-bedroom terraced house on St. Cuthberts Green offers a perfect blend of comfort and convenience. Upon entering, you will find a spacious hallway allowing access to all the reception rooms and a staircase to the first floor. With an inviting atmosphere for relaxation and entertaining, this property also boasts two well-proportioned bedrooms, ideal for a small family or professionals seeking a peaceful retreat.

The house features a modern kitchen, ensuring that your daily routines are both comfortable and efficient. One of the standout features of this property is the lovely conservatory, accessible from the kitchen and leading out to the rear garden, which extends the living space and allows for an abundance of natural light, making it a perfect spot for enjoying your morning coffee or unwinding after a long day, taking in the garden views.

With well maintained gardens to both the front and rear of the property, the outdoor spaces offer a wonderful opportunity for gardening enthusiasts or simply a serene area to enjoy the fresh air and sunshine.

Conveniently located, this home is close to essential travel links, making commuting and exploring the surrounding areas a breeze. Whether you are looking to settle down in a friendly village atmosphere or seeking a sound investment, this terraced house in Barton is a fantastic opportunity not to be missed.

Contact our office today to arrange a viewing.

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

Lounge
Upvc double glazed bay window to front, coving to ceiling and radiator.

Kitchen
Upvc double glazed window to rear and double sliding doors to conservatory. Fitted with modern wall, base and drawer units including contrasting stylish wood worktops. Stainless steel sink with mixer tap, ceramic hob and oven into Inglenook feature with tiled splashback and concealed fixed extractor over. Integrated fridge, space for a washing machine and small table and chairs set. Spotlights to ceiling, additional door to side allowing access to the utility area and ground floor cloaks. Radiator.

Conservatory
A bright and airy room, part wall and part upvc double glazed with apex roof and double doors to the rear garden.

Utility Room
Upvc double glazed windows to both front and rear, fitted wall and base units with space for an undercounter electrical appliance. Access to ground floor cloaks and external door to the front of the property.

Ground Floor Cloaks
Situated within the utility room, a low level w.c .

First Floor Landing

Bedroom One
Upvc double glazed window to front, large wardrobes and storage cupboard, radiator.

Bedroom Two
Upvc double glazed window to rear and radiator.

Bathroom
Upvc double glazed obscure window to rear, bath with central taps and shower over. Wash hand basin and low level back to wall w.c in vanity unit. Part tiled walls

Externally
To the front is mainly laid to an impressive lawn. Access door to the utility room situated to the side of the property.
To the rear there is a generous enclosed garden, mainly laid to lawn with pebble areas and a stepping stone path. Shed, green house and additional lean too part glazed shed with gated access to the side.

Tenure
Freehold

Property Details
Local Authority: North Yorkshire
Council Tax Band: A
Annual Price: £1,696
Conservation Area No
Flood Risk Very low

Floor Area 850 ft 2 / 79 m 2
Plot size 0.08 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

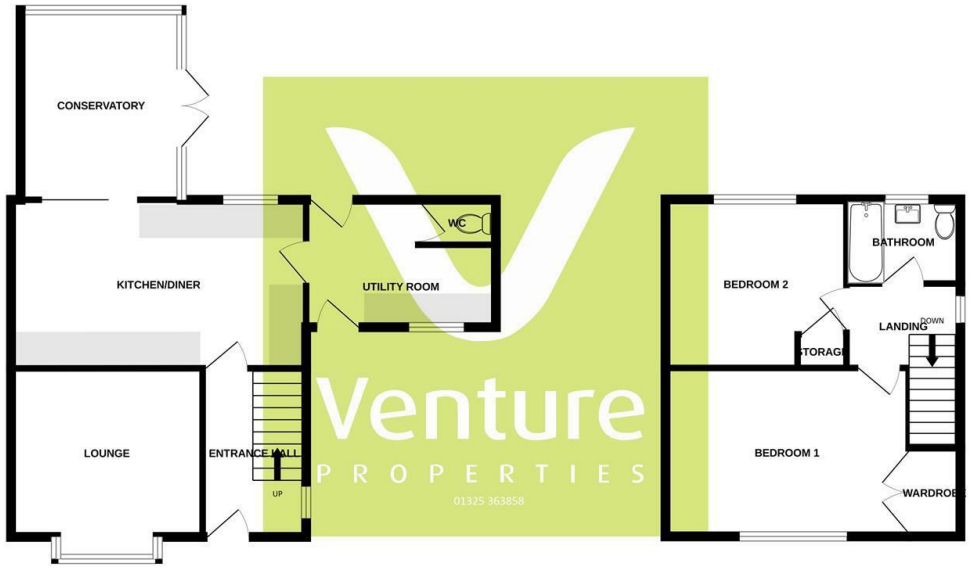
Basic
17 Mbps
Superfast
56 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

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

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 as to their operability or efficiency can be given.
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