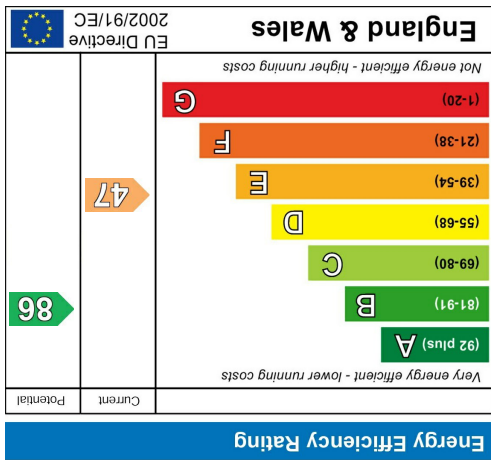


1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must 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.

Disclaimer Notice



40 LOW STARTFORTH ROAD

Barnard Castle, County Durham DL12 9AU



40 LOW STARTFORTH ROAD

Barnard Castle, County Durham DL12 9AU

We are delighted to offer a superbly presented one bedroom stone built detached property situated in Startforth, currently run as a successful holiday let property. This property will be of interest to a range of buyers and is being offered to the market chain free.

Barnard Castle town centre 0.7 miles, Richmond 16 miles, Bishop Auckland 16 miles, Darlington 17 miles, Durham 26 miles (please note all distances are approximate). The property is located in the sought after village of Startforth, west of the historic and popular market town of Barnard Castle. The market town of Barnard Castle offers a wide variety of amenities including independent and national shops, supermarkets, cafes and eateries. There are also a number of independent gift shops, butchers and bakers in the locality, as well as attractions including The Bowes Museum and The Castle. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible. The property lies within easy reach of the A66 and A1(M) bringing many areas within easy commuting distance.



GSC GRAYS

PROPERTY • ESTATES • LAND

12 The Bank, Barnard Castle, Co. Durham, DL12 8PQ

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GSCGRAYS.CO.UK



Accommodation

Ground Floor

With dual aspect double glazed windows in the living/dining room, stone flooring with electric underfloor heating, double glazed door to rear courtyard garden and understairs storage cupboard. The kitchen has a matching range of wall and base units with rolled edge worksurface, integrated fridge and washing machine, electric oven and hob.

First Floor Landing

There is a generous bedroom with dual aspect double glazed windows and built-in storage cupboard housing gas central heating boiler. The bathroom comprises of a three piece suite including a panelled bath with shower over, pedestal wash hand basin and low level WC with part tiled walls.

Externally

To the rear of the property there is an enclosed courtyard garden with timber gate.

Agents Note

Furniture, fixtures and fittings are available by separate negotiation.

Tenure

The property is believed to be offered freehold with vacant possession on completion.

Council Tax and Other Information

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded (to be confirmed).

Particulars

Particulars written in April 2023.

Photographs taken in April 2023.

Services and Other Information

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

