



3 PRIORY YARD

Barnard Castle, County Durham DL12 8PP



GSC GRAYS
PROPERTY • ESTATES • LAND

3 PRIORY YARD

Barnard Castle, County Durham DL12 8PP

We are delighted to offer a two bedroom mid-terraced property with easy access to the Demesnes, situated in the heart of Barnard Castle within walking distance to the town centre and River Tees. The property briefly comprises an entrance hall, living room, kitchen, two double bedrooms and a shower room. To the exterior there is an enclosed rear courtyard garden and allocated parking space. Available with no onward chain.

Bishop Auckland 15 miles, Darlington 17 miles, Durham 25 miles, Newcastle upon Tyne 42 miles, A1(M) 17 miles. Please note all distances are approximate. Situated in the historic market town of Barnard Castle, this property provides easy access to the amenities within the town and its surrounding area. There are a number of nurseries, primary and secondary schools in Barnard Castle including Barnard Castle School and Teesdale School. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible.



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Accommodation

Door to:

Hallway

With staircase to first floor, radiator and doors to the living room and kitchen.

Kitchen

Including fitted wall and base units, contrasting worksurfaces, tiled splashbacks, sink with mixer tap and draining board, integrated electric oven and gas hob, central heating boiler and space for washing machine and fridge freezer. The flooring is tiled and there is a radiator.

Living Room

With double glazed patio doors opening to the rear courtyard garden and two radiators.

First Floor Landing

With attic access hatch and doors leading off to the first floor accommodation.

Bedroom One

To the front elevation with two double glazed windows, overstairs storage cupboard and radiator.

Bedroom Two

To the rear aspect with a variety of fitted wardrobes, double glazed window and radiator.

Shower Room

With a large walk-in shower cubicle, pedestal wash hand basin, WC, radiator and tiled walls and flooring.

Externally

To the rear of the property there is a low maintenance enclosed garden area. Beyond here is an open plan garden area and one allocated parking space.

Services

Mains electricity, drainage and water. Gas fired central heating.

Local Authority and Council Tax

Durham County Council.

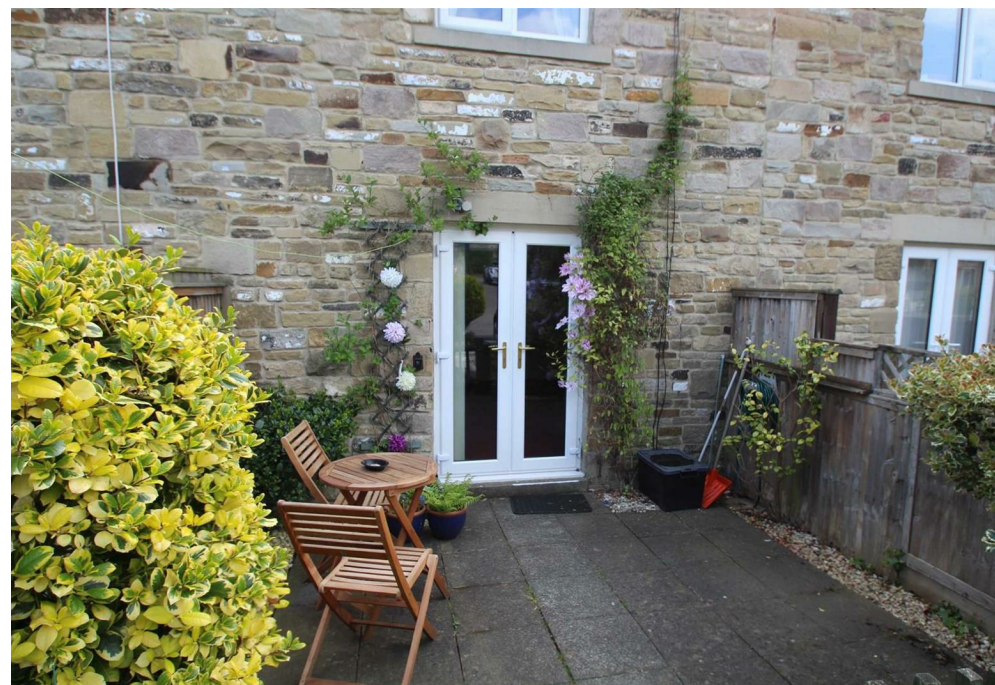
For Council Tax purposes the property is banded B.

Viewings

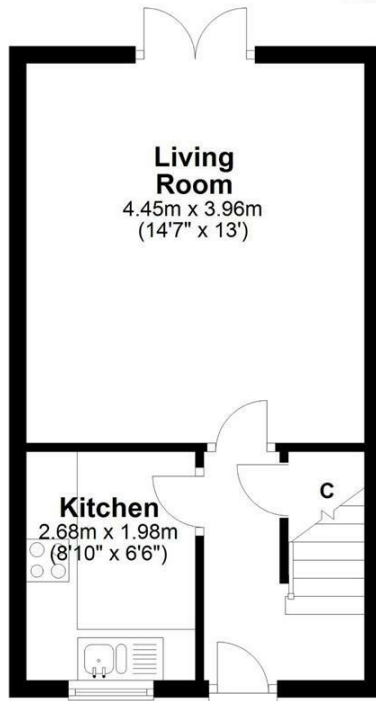
Strictly by appointment only via contact GSC Grays.

Particulars & Note

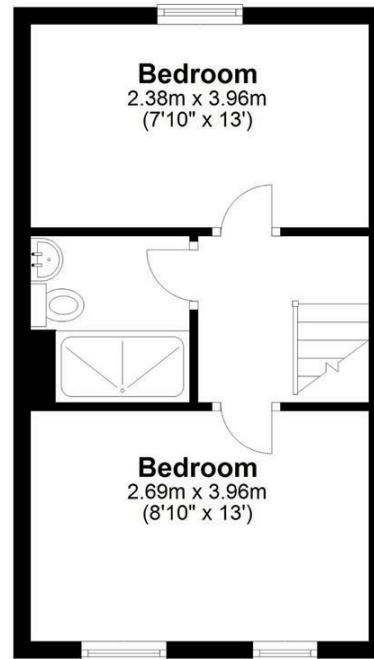
Particulars written 2023 and photographs taken June 2019. Please note, the property is current rented on an Assured Shorthold Tenancy and the tenant vacates in Jan 2023.



3 Priory Yard Barnard Castle



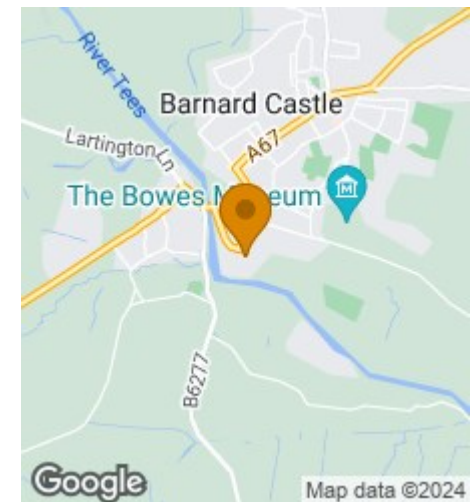
Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Disclaimer Notice

GSC Grays gives notice that:

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.