



# 10 KING STREET

Barnard Castle, County Durham DL12 8EP

GSC GRAYS  
FOR SALE

10

12



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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# 10 KING STREET

Barnard Castle, County Durham DL12 8EP

A three bedroom mid-terrace period property situated in the centre of the market town of Barnard Castle, with convenient access to its amenities.

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 wide variety of amenities on offer within the town, including the nearby Doctor's surgery, Morrisons supermarket and chemist. There are both independent and national retailers, coffee shops, public houses, eateries and gift shops. There is also the world renowned Bowes Museum, The Witham and various other attractions on offer.



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### Accommodation

The accommodation briefly comprises an entrance hall, living room, dining room, kitchen, cellar, one single bedroom and two double bedrooms, one of which is on the third floor and family bathroom. To the exterior at the rear, there is a yard with a raised patio area.

### Ground Floor

Entrance door with fan light to entrance hall and dining room with staircase to first floor, door to living room, door to cellar and door through to kitchen. The living room features a Victorian fireplace and bay window to front elevation, with feature alcove, high skirting boards and a ceiling rose. The hallway opens onto the open plan dining room with wood effect flooring and a window to the rear of the property. Door from dining room through to kitchen which features matching base and wall units with an oak worktop, plumbing and space for appliances and a rear door and window facing the rear patio area. Door under the staircase leads to the cellar, which is spacious and comprises of three rooms, offering great potential for a gym or useful storage area.

### First Floor

Landing with doors to house bathroom, two bedrooms and door to staircase to third floor. Bedroom One is a lovely spacious bedroom, with cornicing, a cupboard, and two windows to the front elevation. Bedroom Three is a single bedroom with window to the rear of the property. The house bathroom comprises a panelled bath with overhead shower and part tiled wall, pedestal hand wash basin and low level w/c. There is also Victorian style flooring and a patterned glazed window facing the rear of the property.

### Second Floor

Staircase onto double bedroom with roof trusses and attic windows.

### Externally

To the rear of the property, there is a private walled yard with steps up to a paved patio seating area.

### Tenure

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

### Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded B.

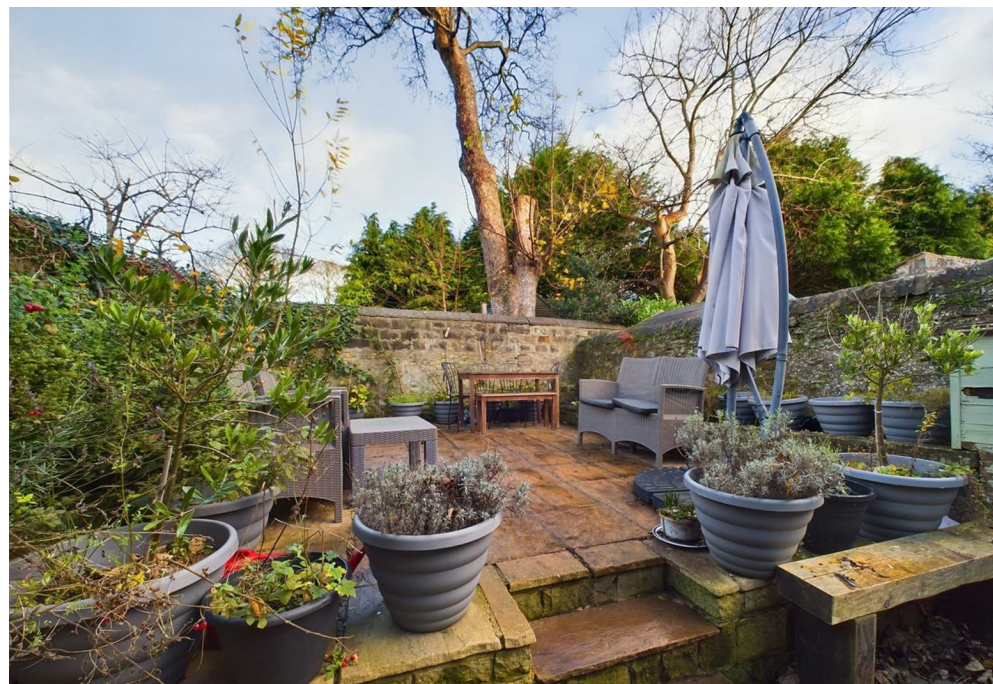
### Particulars

Particulars written in November 2023.

Photographs taken in November 2023.

### Services and Other Information

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



## 10 King Street, Barnard Castle

Approximate Gross Internal Area  
1991 sq ft - 185 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 78        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 61                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | 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.