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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

**Disclaimer Notice**



Energy Efficiency Rating	
Potential	Current
81	66

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

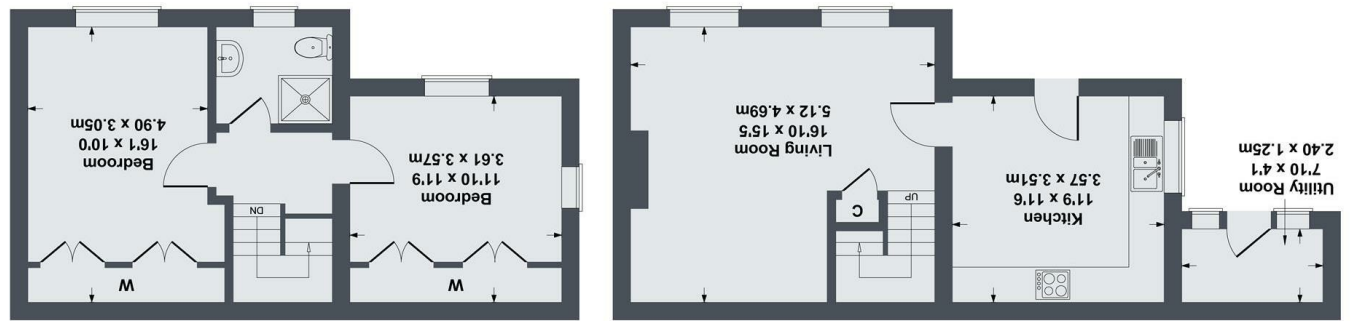
**GROUND FLOOR**

**FIRST FLOOR**

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. 2024



**1 Kyles Yard, Barnard Castle**

Approximate Gross Internal Area  
850 sq ft - 79 sq m



**1 KYLES YARD**

Barnard Castle, County Durham DL12 8GA



# 1 KYLES YARD

Barnard Castle, County Durham DL12 8GA

A charming two bedroom semi-detached property with parking on a small exclusive courtyard development within Barnard Castle. Available with no onward chain.

Bishop Auckland 15 miles, Darlington 16 miles, Durham 25 miles, Newcastle upon Tyne 42 miles, A1(M) 15 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. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible. There are main line train stations at Darlington and Durham, with International Airports to be found at Newcastle and Leeds/Bradford. The property lies within easy reach of the A66 and A1(M) bringing many areas within commuting distance.



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## Accommodation

The accommodation briefly comprises a dining kitchen, living room, first floor landing, two bedrooms and a house bathroom. Externally, there is a courtyard yard, outbuilding/utility room and two parking spaces.

## Ground Floor

With UPVC entrance door to dining kitchen with a matching range of wall and base units incorporating rolled edge worksurfaces with 1 1/2 bowl sink unit, gas hob, electric oven, wall mounted central heating boiler and space for fridge freezer. An internal door connects to the living room with feature fireplace and staircase to the first floor.

## First Floor

The property benefits from two double bedrooms both with a range of fitted wardrobes. The house bathroom comprises a three piece suite including step-in shower cubicle, pedestal wash hand basin and low level WC.

## Externally

To the exterior of the property there is a useful outbuilding/utility room with space and plumbing for washing machine. A block paved courtyard garden and small garden area opposite the property with planted beds.

## Parking

Designated parking for two vehicles.

## Tenure

The property is believed to be offered freehold/leasehold 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 C.

## Particulars

Particulars written in October 2024.

Photographs taken in October 2024.

## Services and Other Information

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

