



# 47A MARKET PLACE

Middleton in Teesdale, Barnard Castle, County Durham DL12 0RJ



**GSC GRAYS**

PROPERTY • ESTATES • LAND



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Middleton in Teesdale, Barnard Castle  
County Durham, DL12 0RJ

A newly refurbished mid-terraced cottage situated in the heart of the popular market town of Middleton in Teesdale.

The property briefly comprises of Entrance hall, living room, dining room, kitchen, two good sized bedrooms and bathroom. Externally there is an outbuilding to the rear.



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#### Location and Amenities

Barnard Castle 11 miles, Bishop Auckland 21 miles, Darlington 25 miles. All distances are approximate. Middleton-in-Teesdale is the main centre for Upper Teesdale in the North Pennines, a designated Area of Outstanding Natural Beauty. Much of the village has been designated a conservation area so the houses and shops retain much of their original character. The village is situated on many of the North's famous walks, including the Pennine Way, the Teesdale Way and with the Coast to Coast Cycle Path not far away. Primary school for the village and surrounding area at Middleton-in-Teesdale, state secondary school with sixth form, public school and prep school at Barnard Castle. Middleton has a doctors surgery, Co-operative store, Barclays Bank, butchers and other shops.

#### Description

The cottage benefits from an entrance hall with understairs storage, a spacious living room with bay window to the front and door to the inner hall and to the dining room with opening to kitchen and door to the rear. The kitchen is newly fitted with a range of grey wall and base units with contrasting wood effect work surfaces incorporating a space for a cooker with stainless steel extractor hood over, washing machine and fridge freezer, together with stainless steel sink unit with mixer tap and drainer, tiled splashbacks. Inner hall with staircase off.

To the first floor, the landing has a large window and doors to two bedrooms and the bathroom, including a generously sized main bedroom to the front, with the second bedroom to the rear with fitted cupboards housing the boiler. The bathroom is partly tiled with white suite comprising of bath with mains shower over, pedestal hand basin and w.c.

Externally, to the front of the property there is on street parking available and to the rear there is a shared access lane to neighbouring properties. There is a bin storage area and log store, together with the property being a short walk to all the local amenities.

#### Terms and Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of twelve months at a rental figure of £600 per calendar month, payable in advance by direct debit. In addition, a Bond of £692 shall also be payable prior to occupation.

#### References

GSC Grays will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

#### Insurance

Tenants are responsible for the insuring of their own contents.

#### Smoking and Pets

Smoking is prohibited inside the property.

Pets shall not be kept at the property without the prior written consent of the Landlord.

#### Services and Other Information

The property is served by Electric Central Heating. With mains electric, water and drainage are connected.

The rent is payable by direct debit

#### Council Tax and Local Authority

Durham County Council. Tel 03000 501 501

The property is banded A

#### Viewings

Strictly by appointment only via the agents GSC Grays: 01748 897629.

#### Particulars and Photographs

Particulars Written January 2025

Photographs taken January 2025

#### 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.



## 47A Market Place, Middleton in Teesdale



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken to any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C			
(55-68) D		52	
(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	



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