



Wonderfully located, with much more space than meets the eye and offering bags of potential for extension this property must be seen to be appreciated. Situated in the very corner of a quiet cul de sac in Barton village the two bedroom semi-detached property is a tranquil and quiet spot but still within easy distance of Darlington, Richmond and major commuter networks. Internal accommodation consists of an entrance hallway open into the living room with its solid fuel stove and leading to the kitchen. The first floor holds two well sized bedrooms and a bathroom whilst the exterior of the property offers a spacious plot with a good sized garden, room for ample parking to the property frontage and finally a single garage. EPC rating E, Richmondshire District Council tax band C.





- Roomier Than Expected Two Bed
- Backs onto Village Green
- Cul de Sac Location
- Superb Potential
- Good Size Garden and Parking
- Viewing Advised

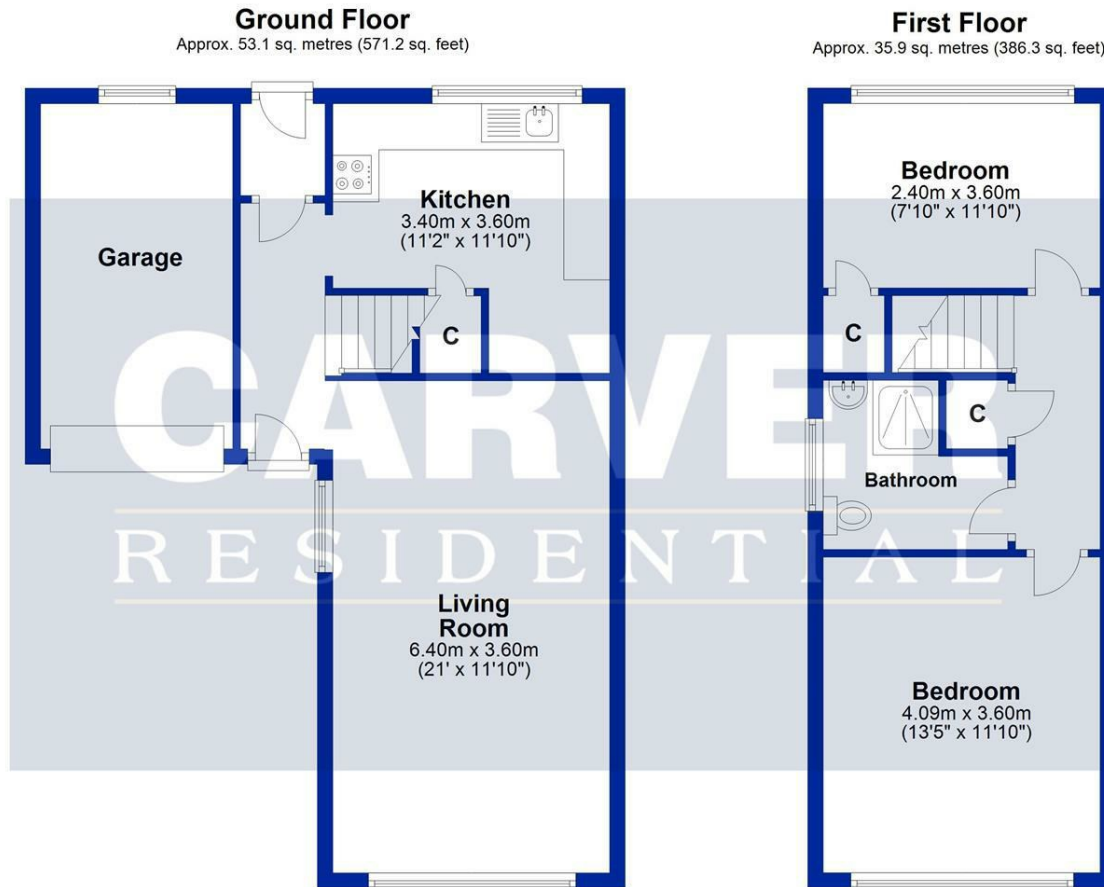
GENERAL INFORMATION

Tenure: Freehold

Services: Electric central heating, log burning stove, mains electric, water and drainage.

Double glazing

Local Authority: Richmondshire (Tax Banding C)



Total area: approx. 89.0 sq. metres (957.6 sq. feet)

For identification purposes only. Not to scale.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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MAB 6202



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