



High Rigg Blind Lane, Barton, Richmond, Yorkshire, DL10 6LN



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3 Double BEDROOM DETACHED BUNGALOW in a quiet village cul-de-sac. Deep SITTING ROOM, large 3.92m x 3.31m/12'10" x 10'10" OFFICE, 5.74m/18'9" KITCHEN/DINING ROOM & separate UTILITY; 3 Double BEDROOMS, BATH/SHOWER ROOM & separate 'Jack & Jill' SHOWER ROOM. 5.88m x 3.66m/19'3" x 12'0" GARAGE/WORKSHOP & ample Parking. Wonderful WEST FACING GARDENS with great VIEWS. UPVC double glazing & Gas Central Heating. For Sale with NO ONWARD CHAIN.

Barton is a community village between Darlington & Richmond, with an award winning Village Shop/Post. There is excellent access to the A66 (about 4 miles) & A1(M) at just over a mile, historic Richmond 8 miles, Barnard Castle 16 miles & Mainline Rail Station under 6 miles (London, Kings Cross takes around 2 hours 20 minutes). The forthcoming Scotch Corner DESIGNER OUTLET VILLAGE will be the leading shopping & leisure destination in the North of England - a huge area attraction with 92 new shops, restaurants & cafés & 1,300 car parking spaces.

£374,950



ENTRANCE VESTIBULE 2.57m x 1.33m (8'5" x 4'4")

UPVC double glazed front door & side screen. Oak flooring, radiator & double glazed Velux window.

BEDROOM 3. 4.97m x 2.57m (16'3" x 8'5")

A vaulted double bedroom with Oak flooring, telephone point & radiator. 2 double glazed Velux windows & UPVC double glazed door & window to rear.

KITCHEN/ DINING ROOM 5.74m x 3.59m (18'9" x 11'9")

Fitted kitchen with a range of Oak wall & floor units & worktops with 1 & ½ bowl sink, integrated eye-level electric oven/grill & hob & plumbing for dishwasher. Radiator & UPVC double glazed window to front.

SITTING ROOM 5.46m x 4.27m plus bay (17'10" x 14'0" plus bay)

A lovely light deep room with fine views: 'Living-flame' fireplace, TV point & radiator. UPVC double glazed window to rear overlooking the gardens & beyond.

INNER HALL 5.30m x 1.78m min (17'4" x 5'10" min)

Radiator & doorway to:

CONSERVATORY 4.42m x 3.66m (14'6" x 12'0")

Into sills Octagonal with light & power, UPVC double glazed windows & patio doors to outside - great views.

OFFICE etc 3.92m x 3.31m (12'10" x 10'10")

Radiator & UPVC double glazed window to front.

BEDROOM 1. 4.23m x 3.97m (13'10" x 13'0")

Radiator & UPVC double glazed window overlooking the rear gardens.

BEDROOM 2. 3.76m x 3.00m (12'4" x 9'10")

Radiator & UPVC double glazed window overlooking the rear gardens.

BEDROOM 3. 4.97m x 2.57m (16'3" x 8'5")

See above.

BATH/SHOWER ROOM 2.52m x 2.38m (8'3" x 7'9")

Panelled bath with shower over, washbasin with storage & inset WC. Towel radiator & UPVC double glazed windows to front.

'Jack & Jill' SHOWER ROOM 2.02m x 1.97m (6'7" x 6'5")

Shower cubicle, washbasin & WC. Towel radiator & UPVC double glazed window to side.

UTILITY ROOM 3.02m x 2.01m (9'10" x 6'7")

Worktops with hot water heater & UPVC double glazed window to side.

GARAGE/WORKSHOP 5.88m x 3.66m

Light & power, electric front door & up & over side door & window.

OUTSIDE FRONT

Stone boundary wall with vehicular & pedestrian gates to 3-car drive. Enclosed with outside light point & power sockets. Access either side to:

Enclosed WEST FACING REAR GARDENS

A feature in their own right: lawned gardens with stone flagged patio-terrace, flower/shrub planting, cold water tap & outside lighting. VEGETABLE GARDEN & great VIEWS.

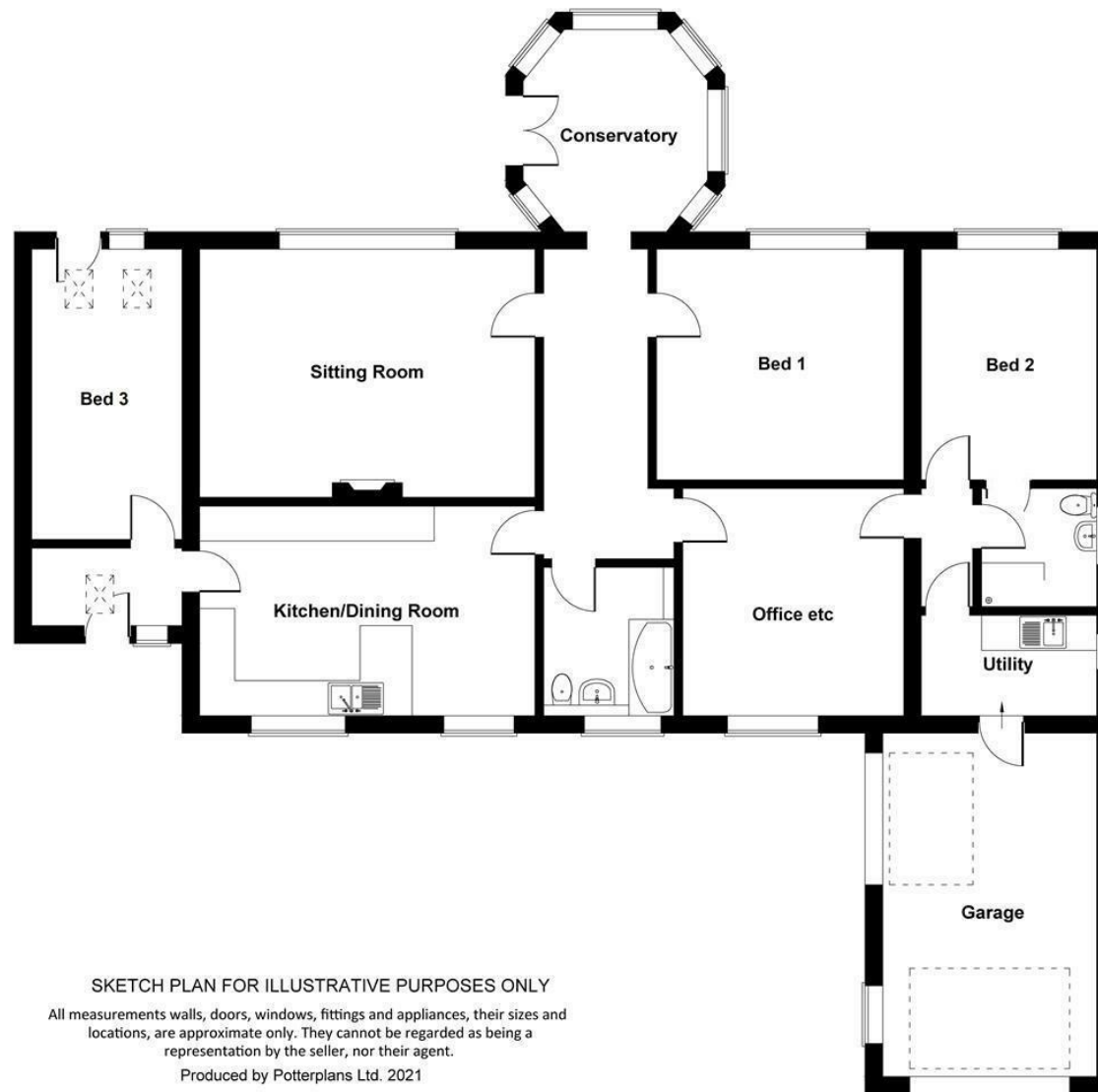
NOTES

(1) Council Tax Band: D

(2) Gas boiler in loft







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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		78
	62	
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC