



11 Prospect Place, Barnard Castle, County Durham, DL12 8HQ  
Guide Price £175,000

**Vickers  
& Barrass**  
— Est. 1973 —  
Land and Estate Agents

A brilliant opportunity to purchase a two bedroom end terrace property in the sought after market town of Barnard Castle.

- End terrace stone built property
  - Two reception rooms
  - Two double bedrooms
- Large front garden and enclosed yard to the rear
  - Driveway for one vehicle
    - Accessible location
  - Energy performance rating D 61



[www.vickersandbarrass.co.uk](http://www.vickersandbarrass.co.uk)

## LOCATION

Barnard Castle is a historic market town located in County Durham. It is situated in the scenic Teesdale area, lying along the River Tees, with the Castle itself providing a prominent landmark. The town is approximately 10 miles southwest of Darlington and about 25 miles southeast of Durham. Barnard Castle serves as the main settlement in the region and is known for its rich history, charming streets, and proximity to natural attractions such as the North Pennines Area of Outstanding Natural Beauty.

Prospect Place is well placed for primary and secondary schooling, the local recently refurbished leisure center and with the recent shopping development has a range of amenities close by.

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## DESCRIPTION

This charming property offers two generously sized reception rooms. The living room, located at the front, provides a pleasant outlook over the front garden. The second reception room features a tiled

floor, a window to the rear, and has an under-stair cupboard for added storage. From this room, a door leads to the kitchen, which is equipped with a range of wall and base units, an electric oven, hob, and extractor fan. There is space beneath the sink for a washing machine and room for a freestanding fridge/freezer. A door from the kitchen opens out to the rear yard.

On the first floor, there are two double bedrooms. The larger of the two, positioned at the front of the property, boasts a large window that floods the room with natural light, and it also benefits from a practical storage cupboard. The family bathroom features a bath with a shower over, a WC, and a wash hand basin, completing the home's comfortable layout.

To the front of the property, the garden is predominantly laid to lawn and features a storage shed. At the rear, there is an enclosed yard with a storage shed, along with steps leading up to the pavement passing the property. Additionally, a

gravel parking space is located next to the property, accessible via Prospect Place. A gate to the side of the property provides access from the parking space to the front of the property.

## SERVICES

The property is served by mains water, drainage, electric and has mains gas heating.

## COUNCIL TAX BAND

Durham County Council Tax Band A.

## ENERGY PERFORMANCE CERTIFICATE

The property is EPC rating D 61.

## RIGHTS OF WAY

There is access to the property from the Co-op Car Park down a shared path with neighbouring property.

There is an additional right of way for the neighbouring properties on foot and with wheelbarrows along the footpath to the front and side of the property.



## MATERIAL INFORMATION

It is understood that the property has access to a good broadband connection and has good mobile phone signal in this area. With reference to data from the Environment Agency's Flood Warning Information Service there is a very low risk of flooding from surface water, rivers and sea.

## COSTS

Each party is to bear their own costs.

## ESTATE AGENTS ACT 1979

This property is marketed on behalf of a "connected person" as defined in section 32(1) of the Act.

## MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser (s) after acceptance of an offer.



## TENURE

We are informed by the current vendors that the property is held freehold and held on two titles.

## METHOD OF SALE

The property is offered for sale as a whole by private treaty.

## VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

## LOCAL AUTHORITY

Durham County Council  
[www.durham.gov.uk](http://www.durham.gov.uk)  
03000 26 0000

## NOTES

Particulars prepared – February 2025  
Photographs taken – February 2025

## PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and



do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

The photographs show only certain parts of the property. It should not be assumed that the property



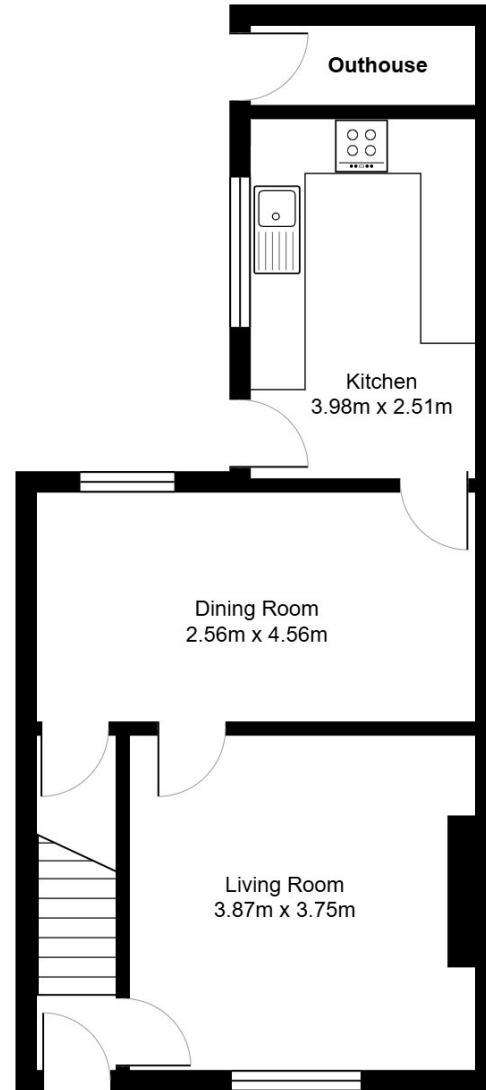
remains as displayed in the photographs.

Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to amalgamate, withdraw and to generally amend the particulars or method of sale.

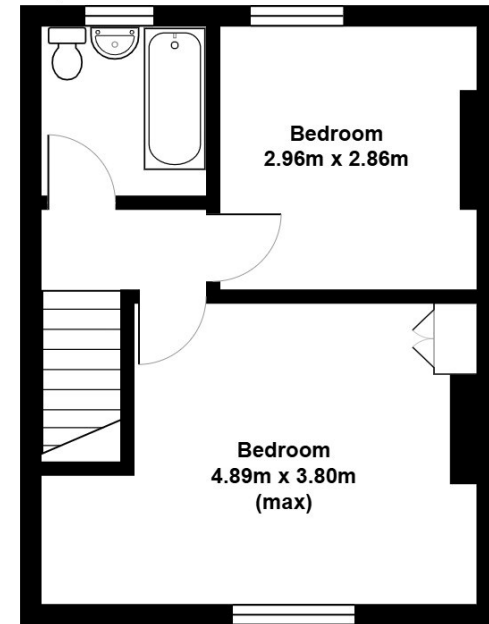
The property is sold subject to reserve (s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.



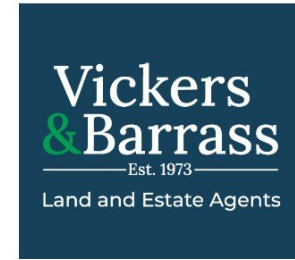
Ground Floor

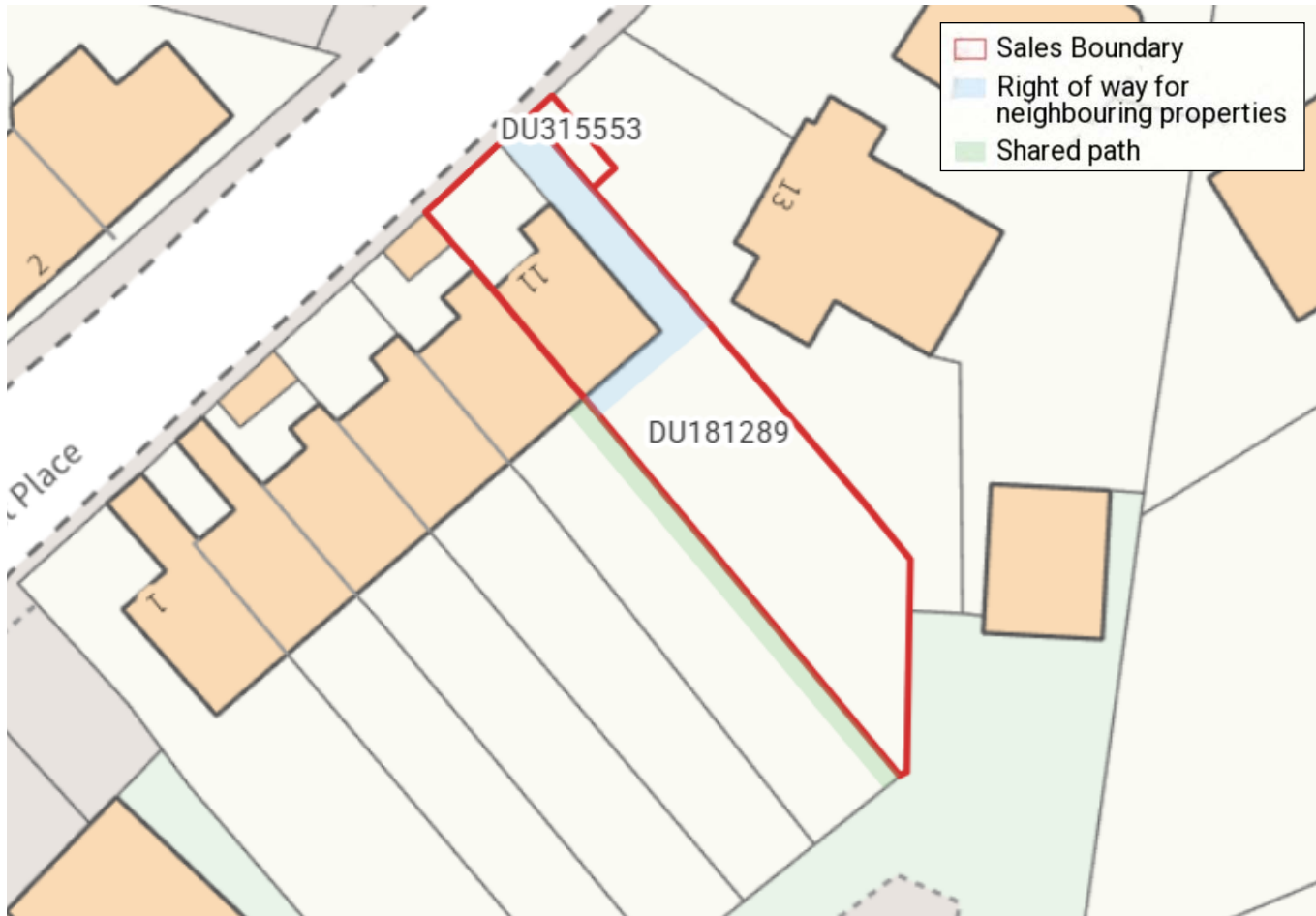
Bathroom  
1.85m 1.90m



First Floor

All measurements are approximate and for display purposes only





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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