



3 Hallgarth Court, Newsham, Richmond, North Yorkshire, DL11 7RN

A well-presented stone-built property forming part of this exclusive mews development, located in the centre of this popular and convenient village close to the historic town of Richmond and with excellent travel links nearby.



3 Hallgarth Court, Newsham, North Yorkshire, DL11 7RN

Barnard Castle 6.5 miles, Richmond 10 miles, A1(M) 8.5 miles (all distances approximate)

Guide Price: £425,000

- 3/4 bedroom house in a popular new development
- Generously proportioned and well-presented accommodation
- Central village location
- Quick access to road and rail services



General remarks

THE PROPERTY

Hallgarth Court is a modern development of similar stone-built properties that are arranged around a quadrangle and were built approximately 20 years ago on the site of some former farm buildings. The property provides well-presented accommodation with generously proportioned rooms and includes features such as oak flooring, ceiling cornices and double glazing with patio doors opening directly to the gardens.

It is approached through a spacious reception hall with a cloakroom off. The drawing room is of a generous size and has patio doors opening to the gardens. The dining room also provides access to the gardens and has an archway opening to the kitchen which has a range of fitted base and wall cupboards and integrated appliances. To the front of the property there is a sitting room which can also be used as a fourth bedroom, depending on the owners requirements. A staircase rises to the first floor where the central landing leads to the principal bedroom with en-suite shower room, two further double bedrooms and a house bathroom.



OUTSIDE

To the outside, there is a central parking and turning area with visitor parking which leads to the two designated parking spaces belonging to the property together with the garage which has a remote control up & over door. To the rear, there is sunny and private garden enjoying a southwest facing aspect and includes a patio and lawned gardens beyond with colourful beds. There is also a pedestrian access to the rear.

LOCATION

Newsham is a pretty village with a strong sense of community spirit and includes many period houses fronting the wide village green. The adjoining village of Barningham has a pub, deli and tearoom. It offers excellent access to the A66 which in turn gives quick access to the east and west including the A1(M) which then provides direct access to the surrounding commercial centres. The historic towns of Richmond and Barnard Castle both offer a good range of everyday amenities including some reputable schools and Darlington has a mainline station with regular direct services to Edinburgh & London Kings Cross.

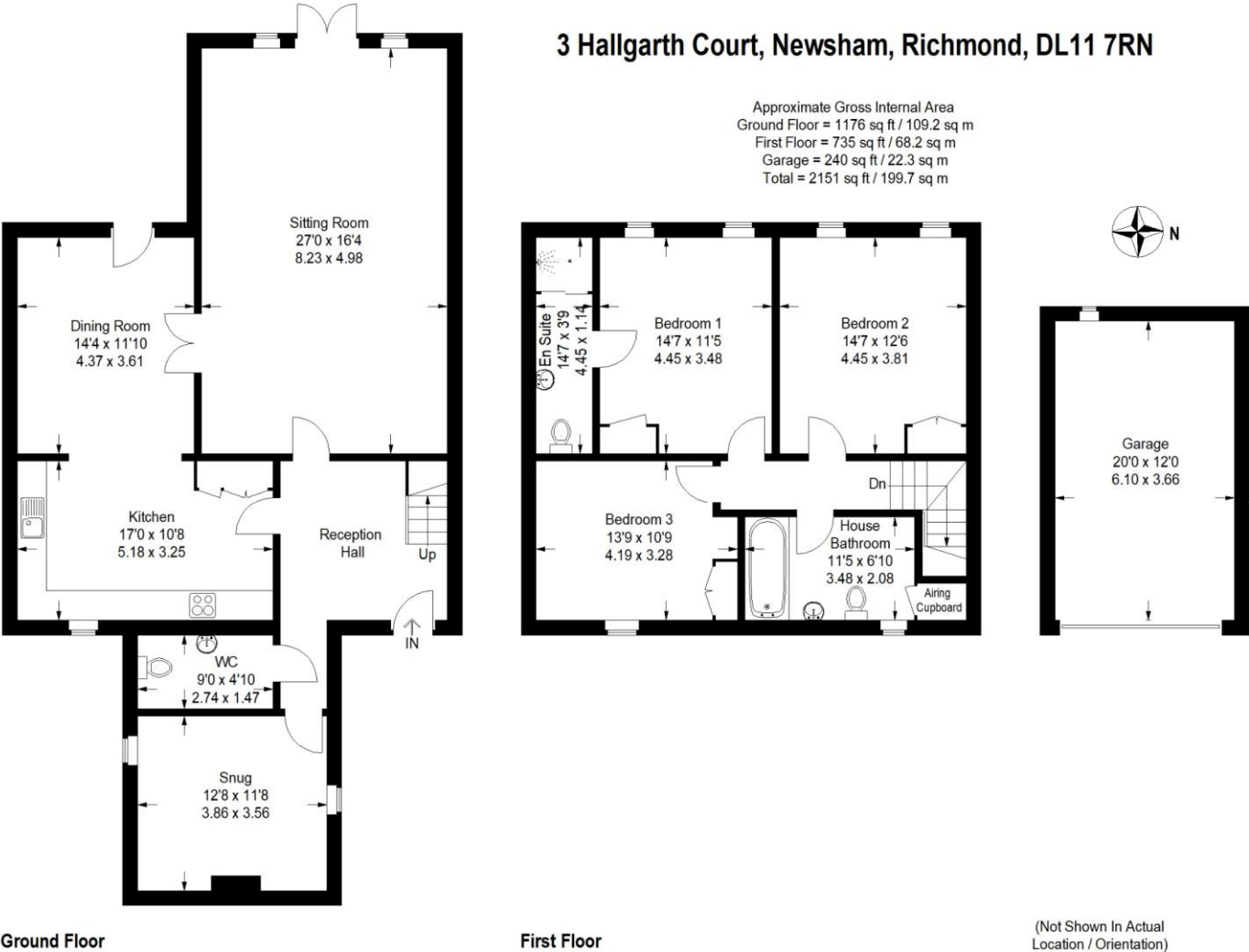


Illustration for identification purposes only, measurements are approximate, not to scale.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		





Contact us



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Directions

Postcode DL11 7RN

What3Words ///amps.success.deploying

Local Authority & Council Tax Band

- Richmondshire District Council,
- Council Tax Band is currently F

Tenure, Services & Parking

- Freehold
- Mains water, electric and drainage. LPG central heating
- Garage and 2 private parking spaces

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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