



10 Dinsdale Hall

Middleton St. George, Darlington, DL2 1UB

youngsRPS 

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Middleton St. George

DL2 1UB

Guide Price: £150,000

A rare and wonderful opportunity to purchase a spacious two bedroom apartment within the luxurious, privately gated grounds of a 19th century Grade 2 property. The property benefits from traditional Georgian sash windows, allocated parking and telephone intercom service.

- Spacious 2 bedroom apartment
- Master bedroom with ensuite
- Private roof terrace
- Modern fitted kitchen
- Sash feature windows
- No onward chain
- Energy efficiency Rating = C (79)
- Allocated parking space

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Youngs Sedgefield 01740 617377
www.youngsrps.com





DESCRIPTION

This superb first floor apartment comprises of a large open plan hall with a deep storage cupboard and doors leading to a bright open planned kitchen diner fitted with a comprehensive range of modern wall and base units, fitted double oven, hob and extractor fan, fridge/freezer and dishwasher. The spacious lounge benefits from double French doors leading to a private roof terrace and seating area. There are two good sized double bedrooms, the master comes with an ensuite with modern suite comprising of a bath with shower above, wc and hand basin, a further shower room with wc and hand basin. All rooms have Georgian sash windows and high ceilings keeping the traditional features with a modern finish.

EXTERNAL

The property is accessed by secure double gates with driveway to allocated parking. There are large established communal grounds with gardens, surrounded with woodland and with seating areas.

LOCATION

Dinsdale Hall is situated between the highly desirable villages of Neasham and Middleton St George and sits in private grounds accessed via remote controlled security gates just behind the prestigious Dinsdale Golf Course. Dinsdale Hall benefits from views overlooking open countryside and the Cleveland Hills. The property has easy access to the Teesside International Airport.

CHARGES

Durham County Council tax band C

SERVICES

Mains electricity, water and drainage are connected. Gas fired central heating to radiators also supplying the domestic hot water.

ADDITIONAL NOTES

The property is subject to yearly maintenance charges for all communal areas, electric gates, lift, gardens etc. The charge for 2020 is £1,600 p. a. plus an annual low peppercorn ground rent.

VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Sedgfield on 01740 617377

FREE MARKET APPRAISAL

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	79	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C	79	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



Total Area: 73.5 m² ... 791 ft²

All measurements are approximate and for display purposes only.

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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