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4 York Terrace, Cockfield, DL13 5HD

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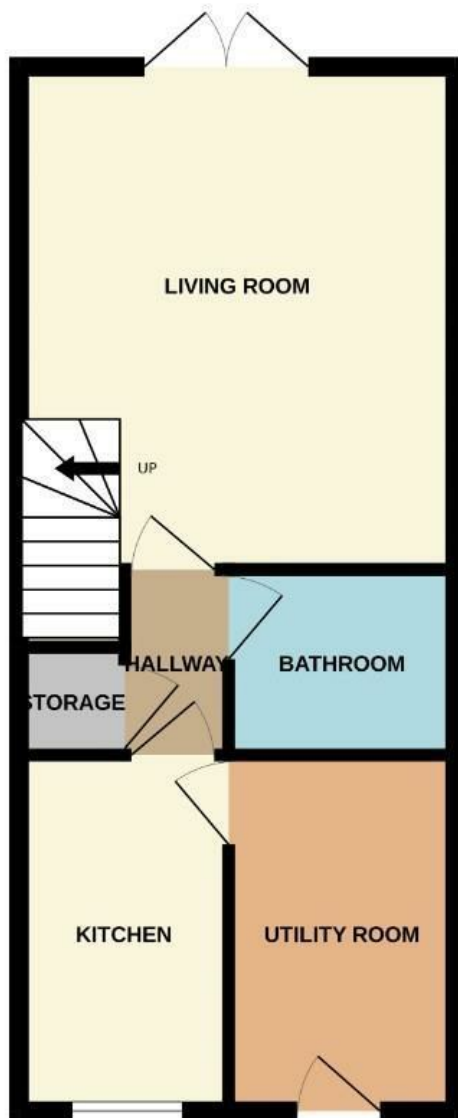
Price £90,000

Well presented three bedroomed family home pleasantly positioned with countryside views on York Terrace in Cockfield. Well maintained by the current owner including new windows and doors, an air source heat pump fitted and modern décor throughout. Located in a quiet rural village with access to local amenities including the village primary school, convenience store, local shops and regular bus service leading to neighbouring towns. Nearby Bishop Auckland and Barnard Castle offer access to amenities such as supermarkets, secondary schools, restaurants, retail stores and healthcare services. The A688 is close by for commuters.

In brief this property comprises; a utility room, bathroom, kitchen and spacious living room to the ground floor whilst the first floor accommodates the three generous bedrooms. Externally the property has both front and rear yards with space for outdoor furniture.

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Living Room

13'1" x 15'1"

Spacious main reception room located to the rear with inset multi fuel burning stove, patio doors leading out to the rear and providing lots of natural light.

Kitchen

10'2" x 6'10"

Kitchen fitted with a range of units, contrasting work surfaces, integrated oven with hob as well as space for a fridge/freezer.

Utility Room

Providing further storage space and space for appliances such as washing machine. Door leading out to yard.

Bathroom

Fitted with low level WC, wash hand basin and panelled bath with overhead shower.

Master Bedroom

10'9" x 10'5"

The master bedroom is a generous king sized room with fitted wardrobes for storage.

Bedroom Two

10'3" x 7'5"

A second generous bedroom, a good sized double with plenty of space for furniture.

Bedroom Three

6'10" x 10'2"

The third bedroom is a spacious single room which could be used as a home office/study.

External

Externally the property has both a front and rear yard providing space for outdoor furniture.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





