



Hood Street, St Johns Chapel, DL13

£149,000 Freehold

2 bedroom terraced stone house

- 2 bedroom terraced stone house
- South facing back garden
- Traditional feature tiled flooring in the hallway
- Generous main bedroom
- Log burner in the living room
- uPVC windows throughout
- Quiet rural village located in an Area of Outstanding Natural Beauty





Property Summary

Nestled within a quiet rural village, located in an Area of Outstanding Natural Beauty, this charming 2 bedroom terraced house offers a wonderful opportunity to embrace a peaceful lifestyle. The property showcases a range of appealing features, including uPVC windows throughout and a log burner fireplace – perfect for those cosy winter evenings. As you enter the property, you will be greeted by traditional feature tiled flooring to the hallway, adding a touch of character and charm.

Upstairs, the generous main bedroom provides ample space for relaxation, while a second bedroom offers versatility for guests or a home office. The property also benefits from a south-facing back garden, providing a tranquil escape and an ideal setting for outdoor entertaining. Accessed via the patio doors in the kitchen, the garden boasts a fully decked area with large planters, granting plenty of space for seating or dining areas. The oil tank is tastefully hidden behind panelled fencing and can be accessed via a gate. There is also a right of access over the passageway owned by the neighbouring property allowing for bin storage.

Don't miss out on the opportunity to make this charming 2 bedroom house your home and enjoy the best of rural living in an Area of Outstanding Natural Beauty.

Tenure: Freehold
Council Tax Band: A



Living Room (4.70m x 4.00m)

Featuring a large and grand fireplace with log burner and stone hearth, the living room is found at the front of the property. A spacious and characterful room accessed via either the hallway or the kitchen. The living room benefits from a traditional inbuilt storage cupboard and a large uPVC window.

Kitchen (2.30m x 5.62m)

Found at the rear of the property and overlooking the garden, the kitchen is accessed via the lounge. There is a good range of over-under storage cabinets and space for a dishwasher and washing machine as well as an integrated oven and electric hob. The configuration of the kitchen could also easily accommodate a dining table. The kitchen benefits from a uPVC window and uPVC patio doors out to the garden.






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Bathroom (3.07m x 1.31m)

On the ground floor and accessed via the kitchen, you will find a bright bathroom, featuring a large uPVC window. The bathroom benefits from a generous corner bath with an over-head electric shower, WC and hand wash basin.

Hallway (1.03m x 1.07m)

On entering the property, you arrive into the hallway, which boasts traditional feature tiled flooring. From there you can access the living room or the stairs to the first-floor bedrooms.




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Bedroom 1 (4.62m x 4.34m)

At the top of the stairs on the right and accessed from the landing you will find bedroom 1. Bedroom 1 is a generously proportioned space featuring a large uPVC window and a loft hatch. The attic is half boarded and provides useful storage space for the property. The room can easily accommodate multiple free standing wardrobes and chests of drawers. Bedroom 1 also benefits from an inbuilt storage cupboard previously used as a shower room.

Landing (1.09m x 1.02m)

At the top of the stairs on the first floor you will find a small landing offering access to bedroom 1 and bedroom 2.





Bedroom 2 (2.49m x 1.40m)

Bedroom 2, also accessed from the first-floor landing is a light and bright room found at the rear of the house and overlooking the back garden. Currently used as an office it would make an ideal space for guests or as child's bedroom. It is a light room flooded with natural light and benefits from a uPVC window.

Garden

Accessed via the patio doors in the kitchen the garden is a generous south facing garden. Fully decked and boasting large planters. The decking provides ample space for seating or dining areas. The oil tank is tastefully hidden behind panelled fencing and can be accessed via a gate. There is also a right of access over the passageway owned by the neighbouring property allowing for bin storage. This passageway is also accessed via the kitchen.






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Approximate total area^{††}
41.63 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 0



Approximate total area^{††}
29.45 m²

Reduced headroom
0.9 m²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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Floor 1

Although every care has been made to ensure that these particulars are accurate, no responsibility for any inaccurate information can be accepted, the information is provided as a general guide only and does not form part of any contract. All measurements are approximate. Any intending purchaser should satisfy themselves of the accuracy of the information and should not rely solely on the information outlined in this advertisement.



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