



High Bondgate, Bishop Auckland, DL14 7PJ  
2 Bed - House - Mid Terrace  
Starting Bid £118,000

**ROBINSONS**  
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# High Bondgate

## Bishop Auckland, DL14 7PJ

\*\* For Sale by the modern method of Auction. Starting Bids £118,000. Reservation Fees Apply  
\*\*

Nestled in the charming High Bondgate of Bishop Auckland, this delightful mid-terrace house exudes character and history. Dating back to 1850, this Grade II listed property offers a unique blend of old-world charm and modern comfort. The property's historical significance is evident in its construction in the mid-19th century, offering a glimpse into the past while catering to contemporary needs.

This home spans over 1,044 sq ft, providing ample space for comfortable living. with accommodation briefly comprising: Entrance lobby, Lounge, Kitchen/Dining Room and utility to the ground floor whilst to the first floor there are two good sized double bedrooms and modern bathroom . One of the property's standout features is the picturesque views over the valley to the rear, providing a tranquil backdrop for everyday living.

Perfect for a range of buyers, this house also presents an exciting opportunity for those looking to invest in holiday lets or create a cosy retreat. Situated within walking distance of the renowned Kynren and Epic Tale of England, residents can immerse themselves in local culture and entertainment.

Don't miss the chance to own a piece of history in this charming house on High Bondgate. With its ideal location, historical charm, and versatile appeal, this property is a rare find that promises a comfortable and inviting living experience.

Energy Efficiency Rating D | Council Tax Band A | Tenure Freehold

To arrange a viewing please call Robinsons on 01388 458111



















## GROUND FLOOR

### Entrance Lobby

### Lounge

15'6" x 13'4" maximum (4.74 x 4.07 maximum )

### Kitchen/Dining Room

15'6" x 13'2" (4.74 x 4.02)

### Utility

5'5 x 4'2 (1.65m x 1.27m)

## FIRST FLOOR

### Landing

### Bedroom 1

13'4" x 12'4" (4.07 x 3.76)

### Bedroom 2

13'2" x 10'3" (4.02 x 3.13 )

### Bathroom

## EXTERNAL

### AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 17Mbps, Superfast 73Mbps, Ultrafast 1000 Mbps

Mobile Signal/Coverage: Average

Tenure Freehold

Council Tax: Durham County Council, Band A- Approx. £1621 (min)

Energy Rating: D



Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

### AUCTIONEERS NOTES

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

### Referral Arrangements

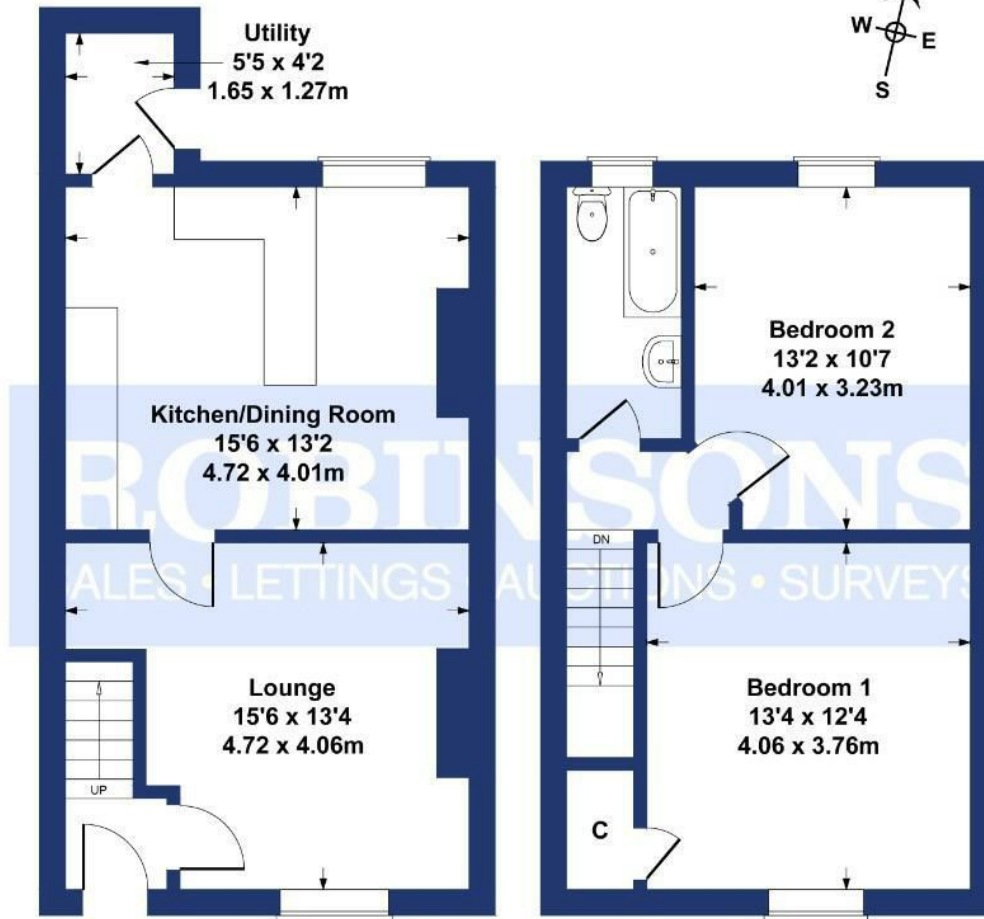
The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.



# High Bondgate

Approximate Gross Internal Area  
862 sq ft - 80 sq m



**GROUND FLOOR**

**FIRST FLOOR**

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

| Energy Efficiency Rating                    |  | Current | Potential               |
|---|--|---------|-------------------------|
| Very energy efficient - lower running costs |  |         |                         |
| (92 plus) A                                 |  |         | 87                      |
| (81-91) B                                   |  |         |                         |
| (69-80) C                                   |  |         |                         |
| (55-68) D                                   |  | 65      |                         |
| (39-54) E                                   |  |         |                         |
| (21-38) F                                   |  |         |                         |
| (1-20) G                                    |  |         |                         |
| Not energy efficient - higher running costs |  |         |                         |
| England & Wales                             |  |         | EU Directive 2002/91/EC |

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. 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, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.





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