



Lydia Terrace, Newfield, DL14 8BJ  
2 Bed - House - Mid Terrace  
£70,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

7, Lydia Terrace Newfield, Newfield, DL14 8BJ

We are acting in the sale of the above property and have received an offer of £ 70,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

Sold with no onward chain and set over three floors, Robinsons offer to the market this mid-terrace house, located on Lydia Terrace in the sought-after area of Newfield and built in 1900. T

Though the property is in need of refurbishing, this presents a fantastic chance to create a home tailored to your tastes and preferences. The large gardens to the rear provide a peaceful outdoor retreat where you can enjoy al fresco dining or simply unwind after a long day.

The accommodation on offer briefly comprises: Lounge, Sitting Room and bathroom to the ground floor, dining room and kitchen to the lower ground floor and two bedrooms to the first floor. Externally there is an enclosed yard to the rear with gate providing access to a rear lane across which there is a good sized garden area

Located in a tranquil neighbourhood, this property offers a blank canvas. Don't miss out on this opportunity to create a space that truly reflects your style and personality. Contact us today to arrange a viewing.

## GROUND FLOOR

### Lounge

15'8" x 14'9" (4.78 x 4.51)

### Sitting Room

12'11" x 12'4" (3.96 x 3.77)

### Bathroom

## LOWER GROUND FLOOR

### Dining Room

15'10" x 12'5" (4.84 x 3.80)

### Kitchen

9'6" x 6'10" (2.91 x 2.09)

## FIRST FLOOR

### Bedroom 1

15'8" x 14'10" (4.79 x 4.54)

### Bedroom 2

12'11" x 12'4" (3.94 x 3.76)

## EXTERNAL

## AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 1Mbps, Superfast 56 Mbps

Mobile Signal/Coverage: Poor- Average

Tenure: Freehold

Council Tax: County Council, Band A (£1621 Min)

Energy Rating: TBC

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 authorities. Robinsons cannot accept liability for any information provided.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	105-91kWh/m <sup>2</sup> A		
105-91kWh/m <sup>2</sup> B			
91-81kWh/m <sup>2</sup> C			
81-65kWh/m <sup>2</sup> D			
65-55kWh/m <sup>2</sup> E			
55-46kWh/m <sup>2</sup> F			
46-39kWh/m <sup>2</sup> G			
Not energy efficient - higher running costs	1-20kWh/m <sup>2</sup>		
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	105-91kWh/m <sup>2</sup> A		
105-91kWh/m <sup>2</sup> B			
91-81kWh/m <sup>2</sup> C			
81-65kWh/m <sup>2</sup> D			
65-55kWh/m <sup>2</sup> E			
55-46kWh/m <sup>2</sup> F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions	1-20kWh/m <sup>2</sup>		
England & Wales	EU Directive 2002/91/EC		

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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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