



High Hope Street, Crook, DL15 9JB  
2 Bed - House - End Terrace  
£135,000

**ROBINSONS**  
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# High Hope Street Crook, DL15 9JB

\* BEAUTIFULLY PRESENTED \* ACCOMODATION OVER THREE FLOORS \* RE-FITTED KITCHEN AND BATHROOM \* TWO RECEPTION ROOMS \* ENCLOSED GARDEN WITH OFF ROAD PARKING \* VIEWING HIGHLY RECOMMENDED \*

We are excited to offer to the sales market this beautifully presented two bedroom end terrace house which has the benefit of an enclosed rear garden with off road parking. The house has undergone a programme of refurbishment in recent years and has a re-fitted kitchen with central island, re-fitted bathroom, solid oak internal doors and stylish decoration throughout. The house is warmed by a gas combination boiler and has UPVC double glazed windows.

The internal accommodation comprises; entrance hallway with staircase to the first floor landing. Lounge with French doors and Juliet balcony to the rear aspect, dining room with log burning stove and a staircase leading to the lower ground floor. The lower ground floor is where you will find the impressive re-fitted kitchen which has a range of contemporary wall, base and drawer units with matching central island and breakfast bar, some integrated appliances and space for others. To the second floor there are two spacious bedrooms both having solid wood flooring. To conclude the floor plan there is a re-fitted bathroom with three piece suite including mains shower over bath.

Outside there is a an enclosed garden which has been designed for easy maintenance with paved patio areas. There are timber gates opening allowing off road parking. There is a storage shed and an summer house which has electric and lighting.

High Hope Street is conveniently positioned in Crook being within walking distance of the town centre which has a wide range of shopping facilities. It is also within walking distance of schooling and bus links.

An internal viewing comes highly recommended, please contact Robinsons to arrange yours.

Council Tax Band A

EPC Rating: D

























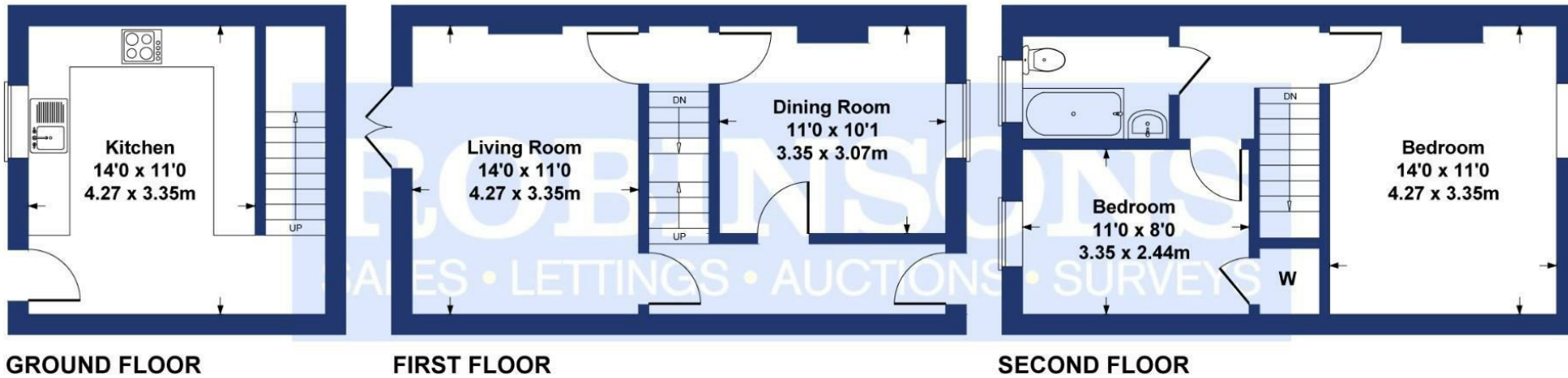




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		80
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	66	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## High Hope Street Crook

Approximate Gross Internal Area  
928 sq ft - 86 sq m



### 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. 2022

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.



Royal Corner, Crook, County Durham, DL15 9UA  
Tel: 01388763477  
info@robinsonscrook.co.uk  
www.robinsonsestateagents.co.uk

