



**Bankfoot Grove, Crook, DL15 9NJ**  
**2 Bed - Development Property**  
**£59,000**

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

Previously used as a community centre, Robinsons are delighted to offer to the market with no onward chain this vacant building with first floor flat.

The building is approximately 3824 square feet with two large reception rooms to the ground floor, kitchen and toilet block. To the first floor there is a 2/3 bedroom flat.

Contact Robinsons for further information and to arrange an internal viewing.

**Agents Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Unknown

Heating: Electric

EPC Rating: C

Tenure: Unknown

**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 and C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



# OUR SERVICES

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## Bankfoot Grove Crook

Approximate Gross Internal Area  
3824 sq ft - 356 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 | A |                         |           |
| B   |   |                         |           |
| C   |   |                         |           |
| D   |   |                         |           |
| E   |   |                         |           |
| F   |   |                         |           |
| G   |   |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| 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 | A |                         |           |
| B   |   |                         |           |
| C   |   |                         |           |
| D   |   |                         |           |
| E   |   |                         |           |
| F   |   |                         |           |
| G   |   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |

### DURHAM

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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.



# ROBINSONS

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