



Hood Street, St Johns Chapel, DL13 1QR  
2 Bed - House - Mid Terrace  
£180,000

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



# Hood Street

## St Johns Chapel, DL13 1QR

\* SINGLE GARAGE \* REAR GARDEN \* NO FORWARD CHAIN \* POPULAR WEARDALE VILLAGE \* VIEWING HIGHLY RECOMMENDED \*

Robinsons are excited to offer to the sales market, with the bonus of no forward chain, this charming two bedroom stone built cottage, located in the ever popular village of St Johns Chapel. The property enjoys a garden to the rear and a single garage, something which is rare to find in the area. The cottage is full of character throughout and requires an internal viewing to fully appreciate.

The cottage is warmed by LPG gas central heating and has double glazed windows. The accommodation is spread across three floors and comprises; an open plan kitchen/reception room, bathroom/WC to the lower ground floor; to the ground floor there is a lounge and a bedroom. A staircase leads to the first floor which has a further bedroom and a staircase which leads to the attic room.

Outside at the rear there is a storage cupboard which houses the gas boiler. Over the back lane is a garden which has river views, single garage with up and over door.

The property is conveniently positioned in St Johns Chapel which is a popular village in Weardale 'An area of outstanding natural beauty'. The village has a primary school, grocery store, public house and café. It is on a bus route and gives access to neighbouring towns and villages, including Stanhope.























### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: LPG

EPC Rating: G

Tenure: Freehold

Council Tax Band: B

Annual Price: £1,891

Broadband

Basic

12 Mbps

Superfast

80 Mbps

Mobile Signal: Average

### 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.





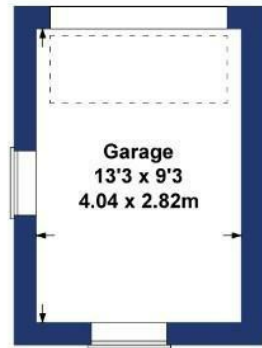




# Hood Street St Johns Chapel

Approximate Gross Internal Area  
1308 sq ft - 122 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		54	13
EU Directive 2002/91/EC			

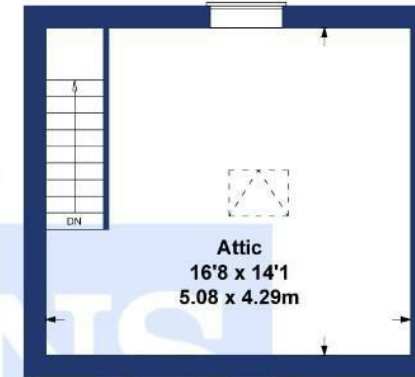


**GARAGE**



**LOWER GROUND FLOOR**

**GROUND FLOOR**



**ATTIC**



**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

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. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons staff may benefit from referral incentives relating to these services.



