



Woodifield Hill, DL15 9NU
2 Bed - Bungalow - Detached
Starting Bid £145,000

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Woodifield Hill , DL15 9NU

For sale by modern auction, guide price £145,000 plus reservation fee

* NO FORWARD CHAIN *

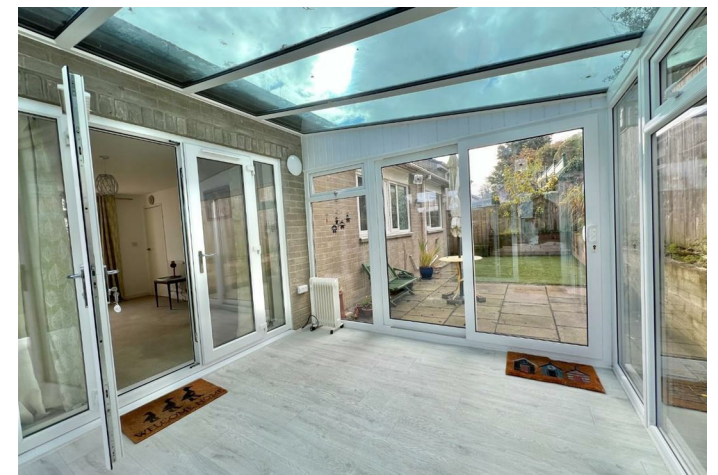
Robinsons have the pleasure of bringing to the sales market, with the benefit of no forward chain, this well presented and improved two bedroom detached bungalow. In recent years the property has undergone a programme of refurbishment, and has been finished to a good standard. The bungalow is warmed by a gas combination boiler and has UPVC double glazed windows.

The refurbishment works include, electric re-wire; new gas central heating system; new kitchen, bathroom and separate shower room; sun room extension added to the rear and landscaped gardens, including ramp access to the front, ideal for wheelchair use.

The bungalow is located in the ever popular Woodifield Hill area of Crook, located just off High West Road. There are two bus stops within strolling distance of the property that give access to Crook town centre, which has a wide range of everyday shopping amenities, local businesses including cafes and restaurants and health care facilities.

The internal accommodation comprises: welcoming hallway which leads to the kitchen, with a range of wall, base and drawer units with space for appliances. Lounge with large window to the front aspect which allows an abundance of natural light into the room and has a pleasant outlook. Sun room extension to the rear with views over the rear garden. Two bedrooms, bathroom with three piece suite, including bath with shower attachment over and separate shower room with walk-in shower enclosure.

Outside the property has landscaped gardens to both front and rear which have been designed for easy maintenance. Driveway and garage to the side of the bungalow, which is currently being used as a utility room with a wash basin and stud wall in front of the garage door, which could easily be removed to allow a car to be parked inside.













Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

EPC Rating: D

Tenure: Freehold

Durham Council Tax Band: B

Annual Price: £1,984.00

Broadband

Basic 8 Mbps

Superfast 80 Mbps

Mobile Signal: Average/Good

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.

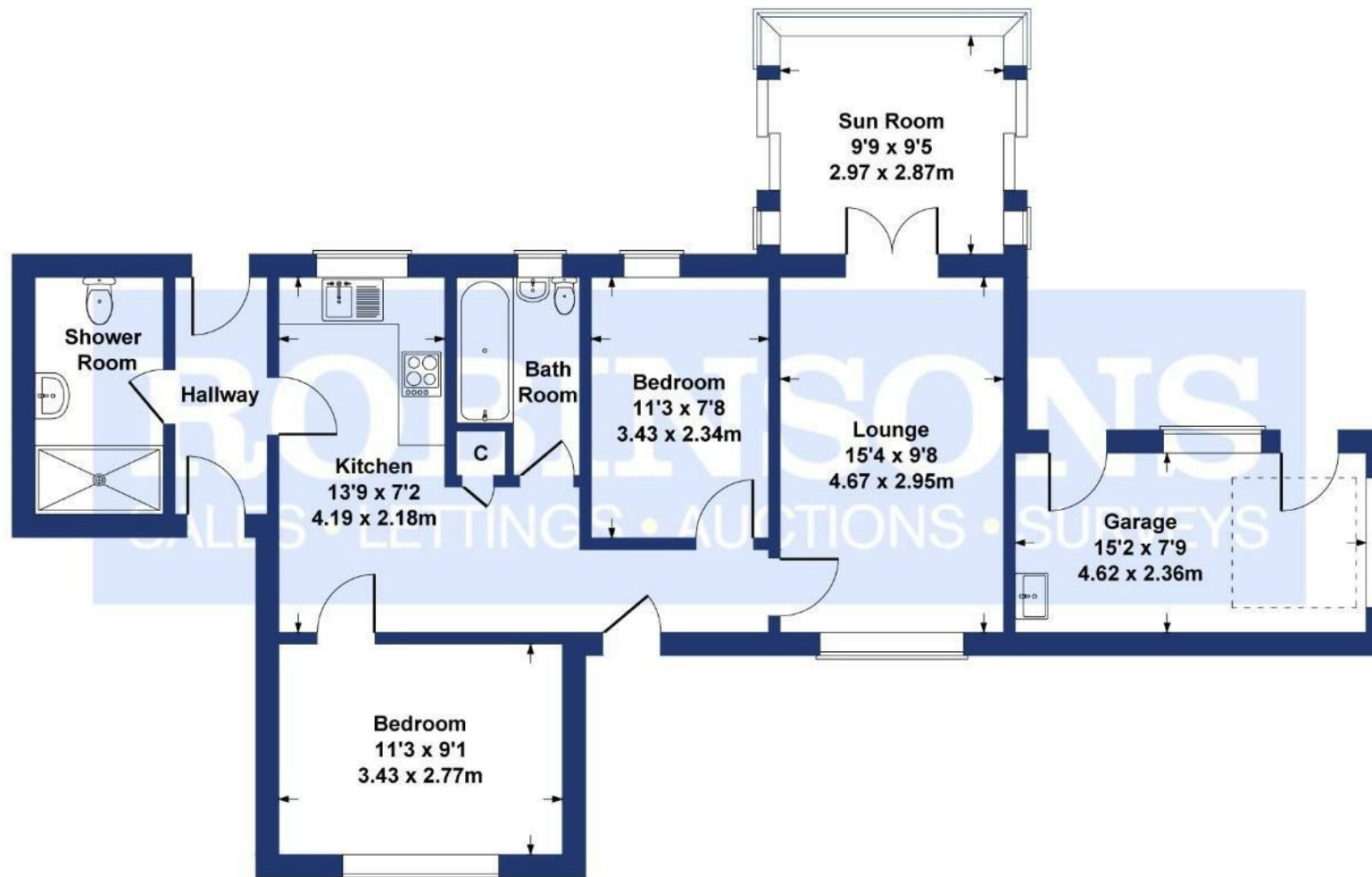
Modern Auction

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the 'Reservation Period'). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £ 349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £ 6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £ 450.00. These services are optional.



A Woodfield Hill 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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(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		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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