



Hargill Road, Howden Le Wear, DL15 8HL
2 Bed - House - Mid Terrace
£110,000

ROBINSONS
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Hargill Road

Howden Le Wear, DL15 8HL

* OFF ROAD PARKING AND GARAGE * REAR GARDEN AND YARD *

Robinsons have the pleasure of offering to the sales market this well presented two bedroom mid terrace house which has the added benefit of off road parking for two vehicles, garden, garage and yard.

In recent years the house has undergone a programme of refurbishment, which includes new gas boiler, electric re-wire, new kitchen and bathroom, UPVC double glazed windows, and contemporary decoration and flooring throughout.

The internal accommodation comprises; entrance vestibule, lounge with log burning stove and ample space for furniture and understairs space for an office area. Dining room which leads to the kitchen, which is fitted with a modern range of wall, base and drawer units with space for appliances, including integrated hob and oven and space for fridge/freezer and washing machine.

To the first floor there are two bedrooms, the main being a good size double with fitted wardrobes. Bathroom with three piece suite.

Outside the house has a forecourt garden to the front. Directly to the rear there is a yard with log store and timber shed and off road parking. Over the back lane there is a further driveway, garage and enclosed garden which has a pleasant outlook.

Hargill Road is conveniently located in Howden Le Wear and is within walking distance of primary schooling and bus links. Howden also has a post office, fish and chip shop and petrol station.

Please contact Robinsons for further information.













Agent notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

EPC Rating: D

Tenure: Freehold

Council Tax Band: A

Annual Price: £1,701.00

Broadband

Basic

8 Mbps

Superfast

80 Mbps

Ultrafast

1800 Mbps

Mobile Signal: Average/Good

Disclaimer

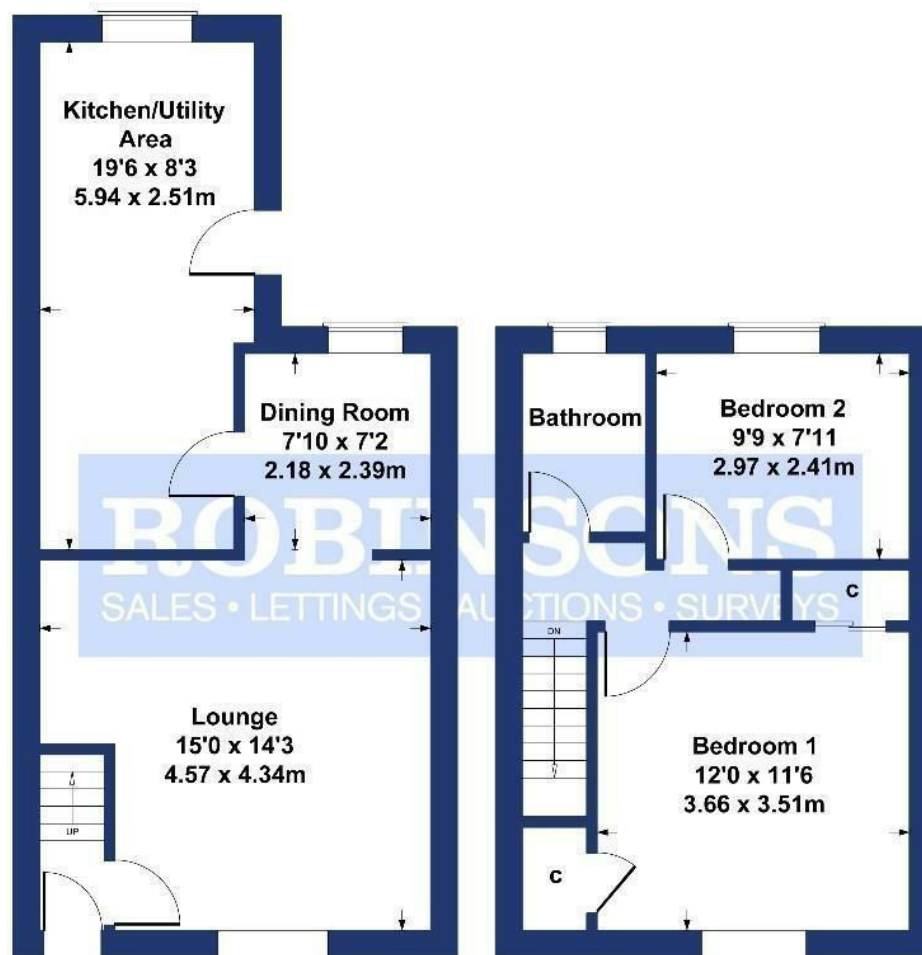
The preceding details have been sourced from the seller and OntheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.





Hargill Road

Approximate Gross Internal Area
760 sq ft - 70 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. 2018

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	59	
(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.

