



High Street, Howden Le Wear, DL15 8HA  
3 Bed - House - End Terrace  
£125,000

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



# High Street Howden Le Wear, DL15 8HA

\* NO FORWARD CHAIN \* RECENTLY REFURBISHED \* OUTBUILDING \*

Robinsons have the pleasure of offering to the sales market with the benefit of NO FORWARD CHAIN this recently refurbished three bedroom end terrace house. The property is beautifully presented throughout with quality fitted kitchen and shower room, contemporary decoration and flooring and keeping character with exposed stone walls and log burning stove.

The house is warmed by a gas central heating boiler and has UPVC double glazed windows.

One of the standout features of this house is the two storey outbuilding located in the rear garden, benefiting from hot and cold water supply and electric and lighting.

The internal accommodation comprises; entrance vestibule, spacious open plan lounge/dining room. Quality fitted kitchen with a range of wall, base and drawer units with central island and cooker.

To the first floor there are three bedrooms and a shower room with walk-in shower enclosure.

Outside the house has a enclosed rear yard which leads to the outbuilding with roller shutter door.

The house is located in the centre of Howden Le Wear within walking distance of the village post office, schooling and bus links.

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



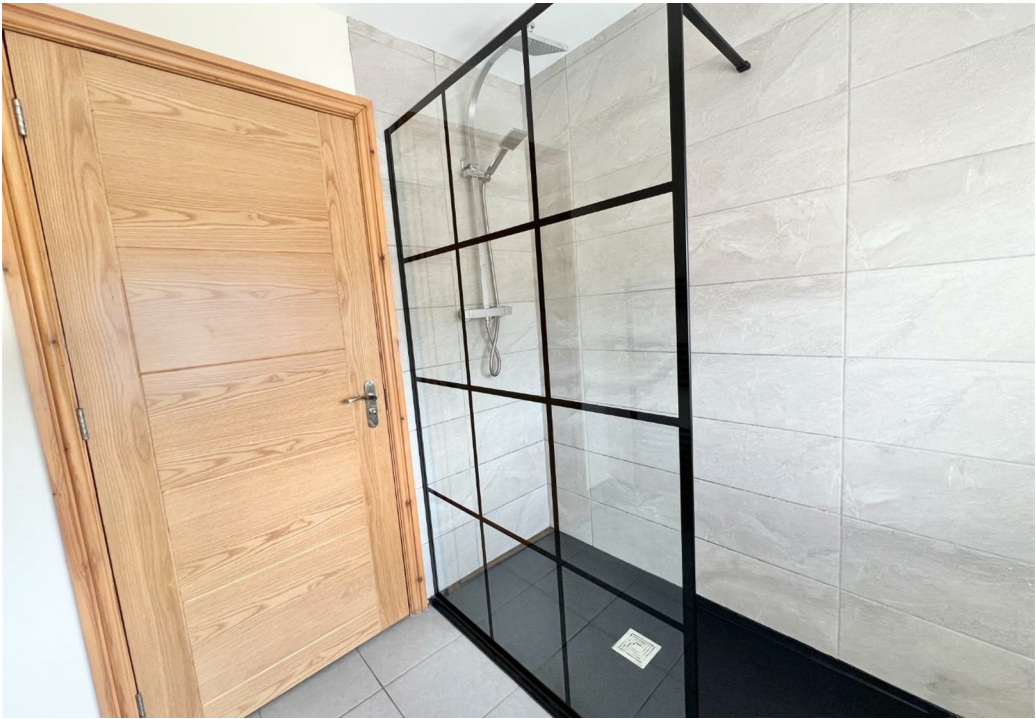




















#### AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 4 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

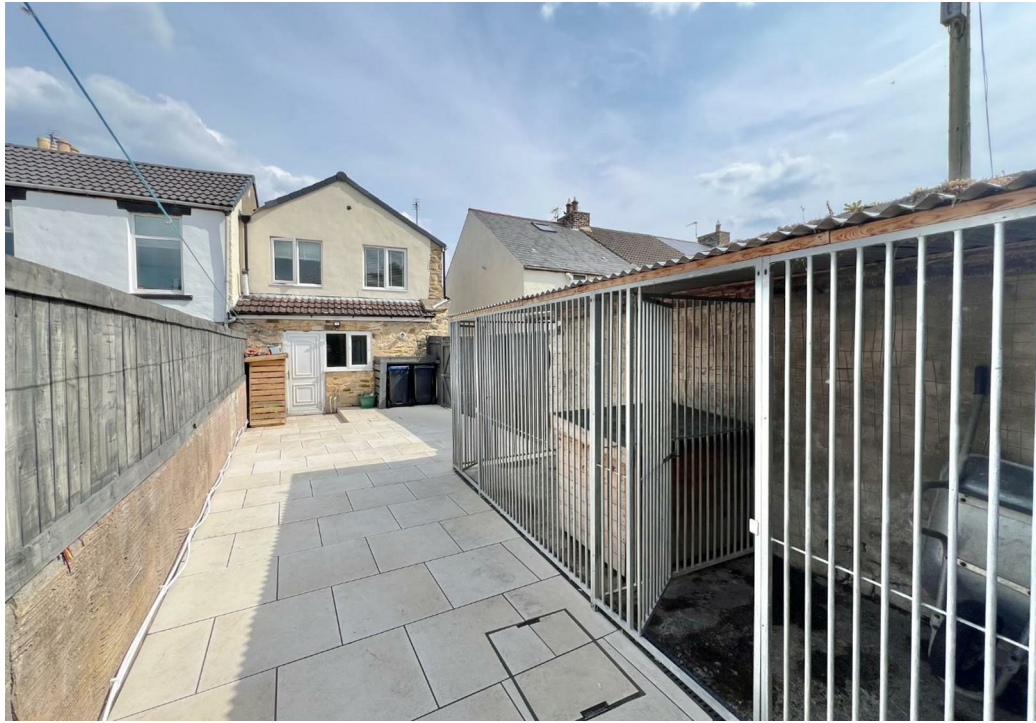
Council Tax: Durham County Council, Band A- Approx. £1701 p.a

Energy Rating: E

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



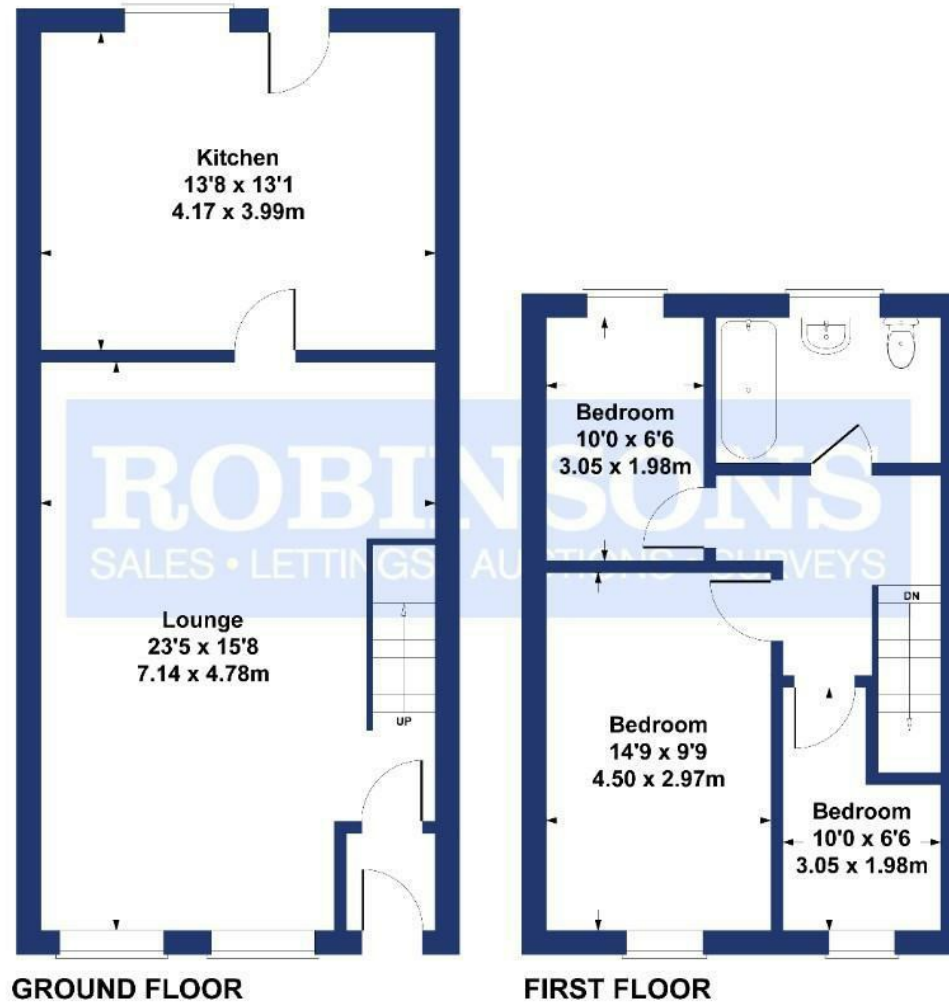






# High Street, Howden Le Wear

Approximate Gross Internal Area  
1012 sq ft - 94 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>53</b>	
(1-20) <b>G</b>		
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.



