



Holly Terrace, Howden Le Wear, DL15 8HD
2 Bed - House - Mid Terrace
£79,950

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Holly Terrace

Howden Le Wear, DL15 8HD

* NO FORWARD CHAIN * ATTIC CONVERSION *

Robinsons have the pleasure of offering to the sales market, with the benefit of NO FORWARD CHAIN this two bedroom house with attic conversion. The property is well presented throughout and is warmed by a gas combination boiler and has UPVC double glazed windows.

The house has attractive features throughout with solid wood flooring, gas fire and bay window. The internal accommodation comprises; entrance vestibule, lounge with bay window to the front aspect. Kitchen/dining room with a range of wall, base and drawer units with space for appliances and dining table. Pleasant conservatory which leads to the rear yard.

To the first floor there are two bedrooms, the main being a generous size double room with storage cupboard and fire place. House bathroom with four piece suite, including bath and separate shower cubicle. A further staircase leads to the attic conversion which is a versatile room and could be used for many purposes.

Outside there is a enclosed garden to the front of the property and a yard to the rear with brick storage shed.

Howden Le Wear is a popular village and has a primary school, post office and village shop, butchers and fish & chip shop, it is on a regular bus route giving easy access to other neighbouring towns including Crook and Bishop Auckland.

An internal viewing comes highly recommended, please contact Robinsons to arrange yours.











Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

EPC Rating: TBC

Tenure: Freehold

Durham Council Tax Band: A

Annual Price: £1,701

Broadband

Basic 8 Mbps

Superfast 80 Mbps

Ultrafast 1800 Mbps

Mobile Signal: Average

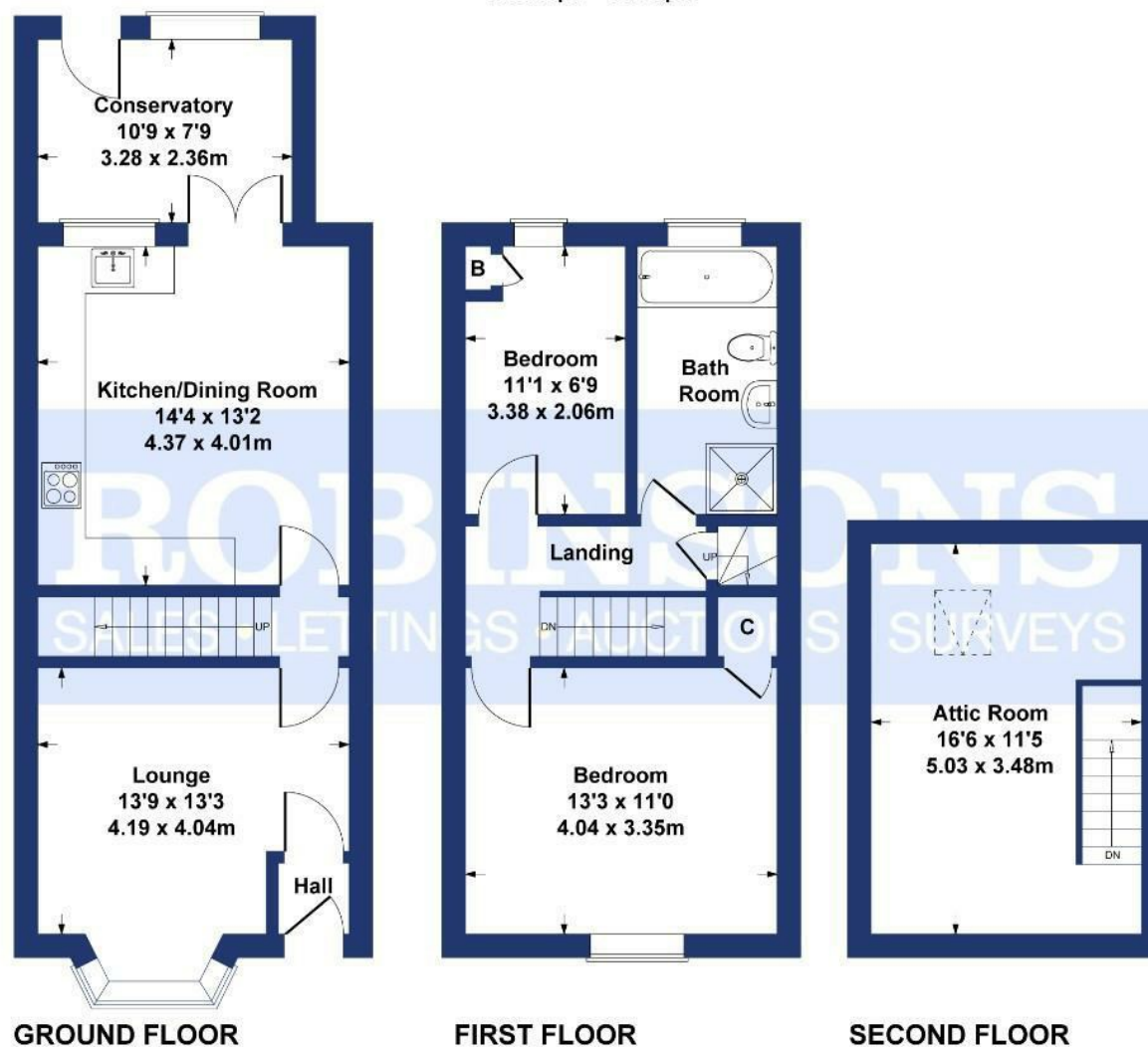
Disclaimer

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.



Holly Terrace Howden Le Wear

Approximate Gross Internal Area
1078 sq ft - 100 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. 2025

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		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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