



Hargill Road, Howden Le Wear, DL15 8HL
3 Bed - House - End Terrace
£135,000

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Hargill Road

Howden Le Wear, DL15 8HL

* DOUBLE STOREY EXTENSION * MODERN KITCHEN AND BATHROOM * CLOAKROOM/WC
* STYLISH DECORATION * GAS CENTRAL HEATING AND UPVC DOUBLE GLAZED
WINDOWS * ENCLOSED YARD TO REAR *

This well presented three bedroom stone built house has spacious accommodation throughout and has the benefit of a double storey extension to the rear. The end terrace house has stylish decoration and modern kitchen and bathroom, it also has the bonus of a ground floor cloakroom/WC.

The floor plan which is warmed by gas central heating via combination boiler and has UPVC double glazed windows comprises; entrance vestibule, lounge with multi fuel burner, kitchen/dining room which is extensively fitted with a range of wall, base and drawer units, with some integral appliances and space for dining table. Rear hallway which gives access to the rear garden and staircase to the first floor landing. To conclude the ground floor accommodation there is a cloakroom/WC.

To the first floor there are three well proportioned bedrooms, all having either fitted wardrobes or cupboards, and a family bathroom which has an attractive four piece suite, including bath and separate shower cubicle.

Outside there is a easy to maintain forecourt to the front with gated access. To the rear there is an enclosed yard which has been designed for easy maintenance with a timber decking area with artificial grass and enjoys pleasant views. The yard also has a brick storage shed.

Hargill Road is conveniently located in Howden Le Wear and is within walking distance of primary schooling and bus links. Howden also has a village post office.

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
Broadband
Basic
3 Mbps
Superfast
61 Mbps
Ultrafast
1800 Mbps
Mobile Signal: Average

Disclaimer

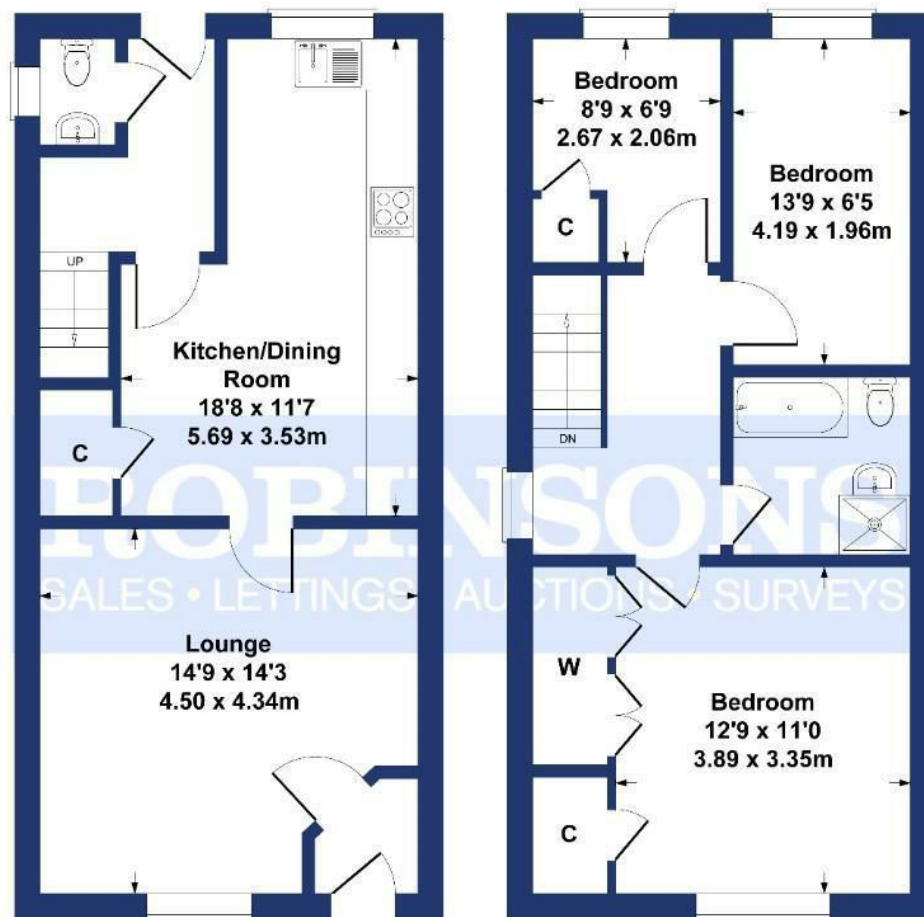
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Hargill Road Howden Le Wear

Approximate Gross Internal Area
986 sq ft - 92 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. 2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(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.

