



High Jobs Hill

Crook DL15 0UL

Chain Free £95,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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- Three Bedroom
- EPC Grade F
- Outskirts of the Town Centre

- CHAIN FREE
- Ground Floor Bathroom
- Gas Central Heating

- Two Reception Rooms
- Views To The Rear
- Call To Book a Viewing Today 01388 741174

*** CHAIN FREE *** THREE BEDROOMS *** VIEWS TO FRONT & REAR ***

A good sized three bedroom mid terraced home offered to the market chain free please call us 01388 741174 to book your viewing.

Warmed by a electric heating system installed by Fisher in 2015 and the house also has full uPVC triple glazing glazing. Brief accommodation comprises of; entrance lobby, Lounge, Dining Room, Kitchen and Ground Floor Bathroom. To the first floor are Three Bedrooms. Externally is a rear enclosed small yard and front forecourt garden.

GROUND FLOOR

Hallway

Via uPVC double glazed entrance door.

Lounge

15'3" x 14'2" (4.662 x 4.338)

With central heating radiator, uPVC double glazed window and cupboard.

Dining Room

12'3" x 10'0" (3.753 x 3.073)

With under stairs storage cupboard, central heating radiator and uPVC double glazed window.

Kitchen

12'5" x 6'6" (3.792 x 1.995)

Fitted with solid wood wall and base units stainless steel sink unit , integrated electric oven and hob with extractor hood over,

plumbing for washing machine, integrated fridge and freezer, tiled flooring and rear entrance door. There is also electric underfloor heating.

Ground Floor Bathroom

Fitted with a P shaped bath having electric shower and screen over, wc, wash hand basin, tiled splash backs and central heating radiator. There is also electric underfloor heating.

FIRST FLOOR

Landing

Having loft hatch and the seller has advised the loft is insulated.

Bedroom One

12'6" x 10'9" (3.816 x 3.292)

With electric radiator, storage cupboard housing hot water cylinder and uPVC double glazed window to rear.

Bedroom Two

11'10" x 8'1" (3.614 x 2.467)

With electric radiator, storage cupboard and uPVC double glazed window.

Bedroom Three

8'9" x 5'8" (2.677 x 1.745)

Having central heating radiator and uPVC double glazed window.

Externally

Externally to the rear is an enclosed yard.

Energy Performance Certificate

For full EPC information on this property please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/3290-4334-0522-0395-3973?print=true>

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast broadband is available (Highest available download speed 1000 Mbps, Highest available upload speed 220 Mbps)

Mobile Signal/coverage: Likely with EE, Three, O2 and Vodafone Council Tax: Durham County Council, Band: A Annual price: £1547.03 (Maximum 2024)

This property has been vacant for a number of months, additional council tax charges may be payable upon completion. Energy Performance Certificate Grade F

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

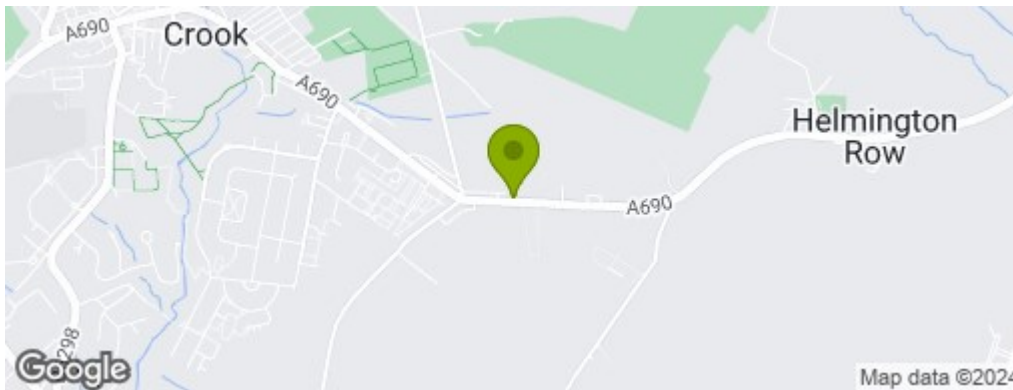
Flood Risk: very low risk of surface water flooding, very low risk of flooding from rivers and the sea

Disclaimer

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have been tested and no guarantee as to their operability or efficiency can be given. Made with Lettoplan ©2023



Property Information

Tenure - Freehold
 Council Tax Band A - Durham County Council

01388 741174

5 South Street, Crook, DL15 8NE
crook@venturepropertiesuk.com