



High Jobs Hill

Crook DL15 0UL

Chain Free £90,000





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# High Jobs Hill

Crook DL15 0UL



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

- CHAIN FREE
- Ground Floor Bathroom
- Terraced Home

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

Welcome to this charming terraced house located in the picturesque High Jobs Hill, Crook. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of space for the whole family to unwind and rest comfortably.

The house features a modern bathroom to cater to your daily needs. The electric heating system, installed by Fisher in 2015, ensures that you'll stay warm and cosy during the colder months. Additionally, the uPVC triple glazing not only enhances the property's energy efficiency but also provides a peaceful environment by reducing outside noise.

Situated in a chain-free arrangement, this property offers you the freedom to make it your own without any hassle. Don't miss out on the opportunity to own this lovely home in a desirable location. High Jobs Hill is known for its tranquillity and community spirit, making it an ideal place to settle down and create lasting memories. Contact us today to arrange a viewing and take the first step towards making this house your new home.

## GROUND FLOOR

### Hallway

Via uPVC double glazed entrance door.

### Lounge

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

With electric radiator, uPVC triple glazed window and cupboard.

### Dining Room

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

With under stairs storage cupboard, electric radiator and uPVC triple 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 triple glazed window to rear.

### Bedroom Two

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

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

### Bedroom Three

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

Having uPVC triple 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.

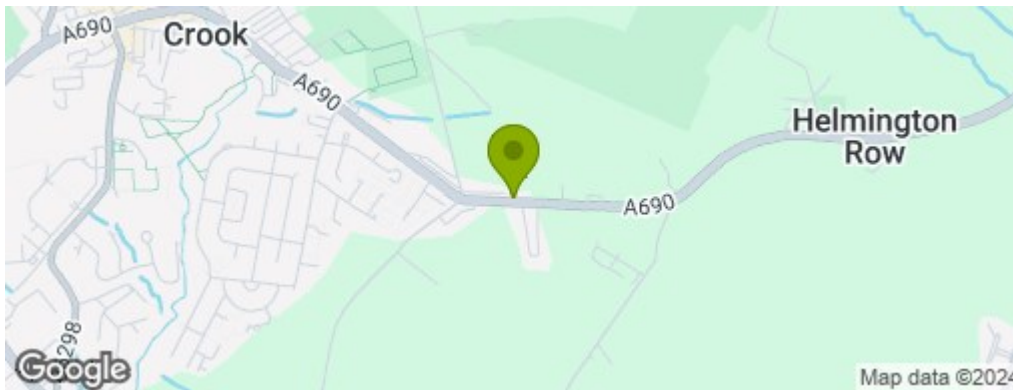
Flood Risk: very low risk of surface water flooding, very low risk of flooding from rivers and the sea

### Disclaimer

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 located and not guaranteed as to their operability or efficiency can be given. Made with Lettoplan ©2023



## Property Information

Tenure - Freehold  
Council Tax Band A - Durham County Council

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