



High Hope Street

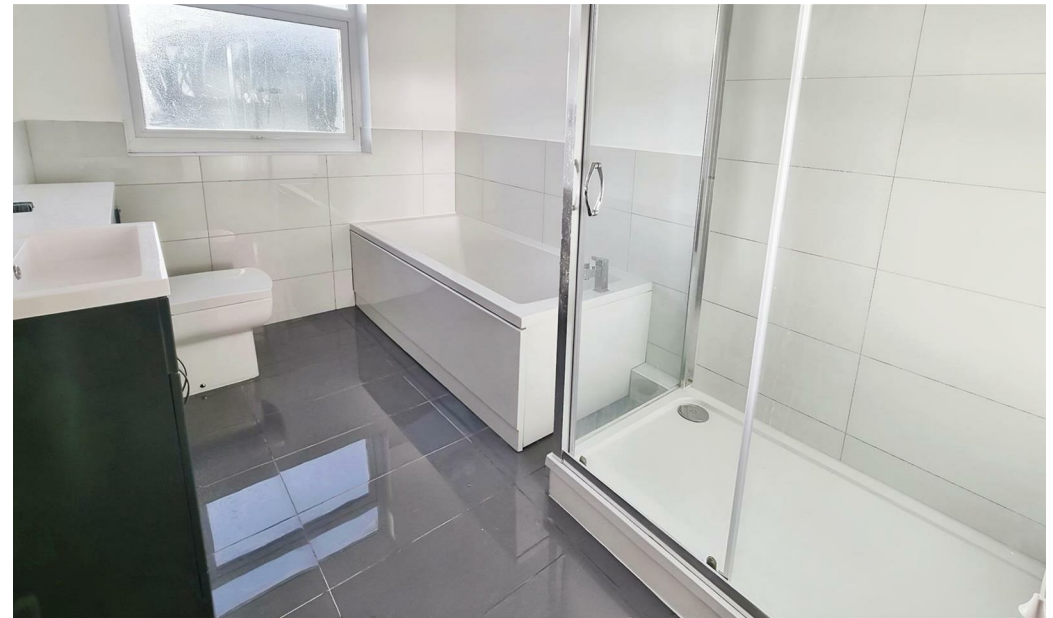
Crook DL15 9JD

Chain Free £110,000





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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# High Hope Street

Crook DL15 9JD



- Three Bedroom End Terrace
- EPC Grade D
- New Carpets and Decoration

- Garage to Rear
- Large Family Layout
- Rear Enclosed Yard

- CHAIN FREE
- Kitchen/Dining Room
- Family Bathroom with Shower

A surprisingly spacious & refurbished THREE BEDROOM END TERRACED HOME having GOOD SIZED GARAGE TO THE REAR and offered to the market CHAIN FREE ... HURRY CALL VENTURE ON 01388 741174 TO ARRANGE YOUR VIEWING TODAY !!!

High Hope Street offers easy access to the local shops, cafes, restaurants and amenities of Crook Town Centre. The property comprises briefly of: Entrance Hallway, Lounge, family sized Kitchen/Dining Room and rear Lobby. To the first floor are Three Double Bedrooms and MODERN bathroom Suite. To the rear of the house is an enclosed yard and detached garage with up and over entrance door and side access door.

## GROUND FLOOR

### Entrance Hallway

Via uPVC double glazed entrance door and stairs to first floor.

### Lounge

17'0" x 12'8" (5.186 x 3.876)

With feature fireplace having gas fire, central heating radiator and uPVC double glazed window to front and an opening into the kitchen.

### Kitchen & Dining Room

16'7" x 16'8" (5.063 x 5.085)

A large family style kitchen and Dining Room fitted with a range of wall and base units having contrasting work surfaces over, stainless steel sink unit, integrated electric oven and gas hob, integrated under counter fridge and freezer, plumbing for washing machine, laminate wood flooring, tiled splash backs, central heating radiator and uPVC double glazed window to rear.

### Rear Lobby

Having uPVC double glazed entrance door.

## FIRST FLOOR

### Landing

Having loft hatch and storage cupboard housing gas boiler.

### Bedroom One

18'9" x 12'11" (5.728 x 3.952)

With central heating radiator and uPVC double glazed window front.

### Bedroom Two

17'2" x 11'3" (5.244 x 3.448)

Having central heating radiator and uPVC double glazed window front..

### Bedroom Three

12'5" x 9'0" (3.797 x 2.746)

Having large storage cupboard , central heating radiator and uPVC double glazed window to rear.

### Bathroom

Fitted with a new bathroom suite having panelled bath , separate double shower , wc, wash hand basin set to vanity unit, tiled splash backs and vertical radiator.

### Externally

To the rear of the house is an enclosed yard and detached garage with up and over entrance door and side access door.

### Energy Performance Certificate

For full EPC information for this property please use the following link -

<https://find-energy-certificate.service.gov.uk/energy-certificate/0120-2952-7140-2029-5195>

EPC Grade D

## AGENTS NOTE

To the side of the property is a passage way giving access to the front of the house which next door have a right of way also. There is a flying freehold over the side passage.

The property has two titles one of which relates to the property and the yard. The other relates to a small area which we understand was a previous outhouse where the garage is now and this small area is on a possessory title.

## 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: £1,547.03 (Maximum 2024)

Energy Performance Certificate Grade D

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.

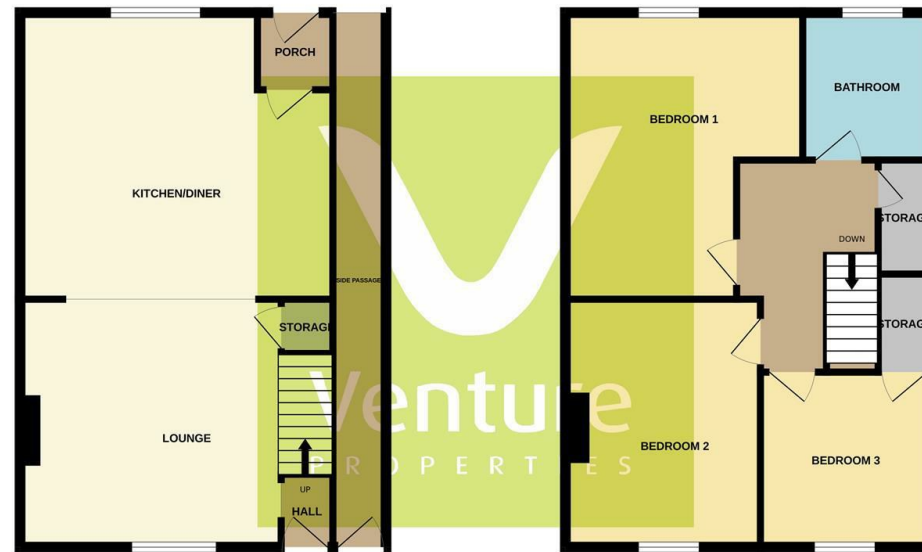
Flood Risk: Very low risk of surface water flooding, Very low risk of flooding from rivers and the sea

## Disclaimer

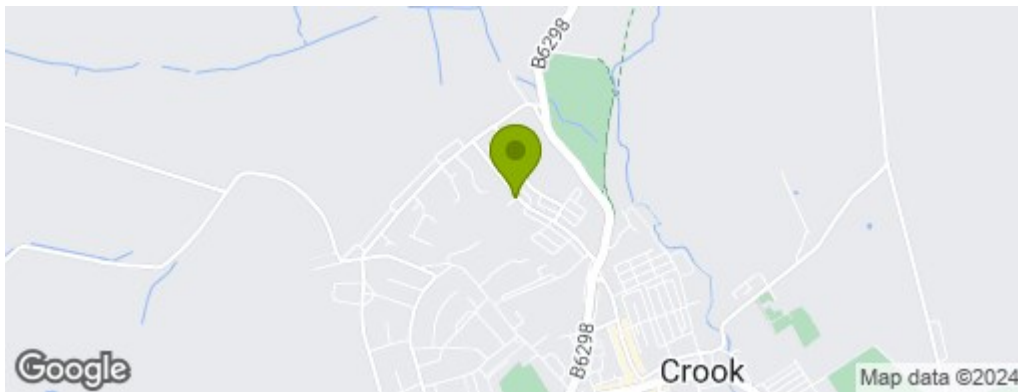
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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 have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

Durham County Council - Council Tax Band A  
Tenure - Freehold

01388 741174

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