



High Hope Street

Crook DL15 9JA

Chain Free £80,000





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 9JA



- Three Bedroom Terrace
- EPC Grade D
- Double Glazing

- Modern Fitted Kitchen & Bathroom
- First Floor WC
- Rear Enclosed Yard

- Ground Floor Bathroom
- Gas Central Heating
- Town Centre Location

A good sized modern three bedroom mid terraced home having offered to the market chain free. With uPVC double glazing and Gas central heating.

With good sized Lounge, Modern fitted Kitchen & Dining Room and Ground Floor Bathroom. To the first floor are three bedrooms and a wc. Externally to the rear is an enclosed yard.

Call today to book your viewing today !!!

## GROUND FLOOR

### Entrance

Via uPVC entrance door.

### Lounge

14'11" x 13'10" (4.564 x 4.220)

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

### Kitchen/Dining Room

13'9" x 8'4" (4.200 x 2.564)

Wall and base units having laminate work surfaces, stainless steel sink unit and mixer tap over, plumbing for washing machine, free standing electric oven, central heating radiator and space for dining table.

### Inner Lobby

With uPVC rear entrance door.

### Bathroom

Fitted with a suite suite having bath with mains shower over, WC, wash hand basin and PVC panelling to walls.

## FIRST FLOOR

### Landing

### Bedroom One

14'3" x 11'6" (4.355 x 3.513)

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

### Bedroom Two

10'9" x 8'5" (3.292 x 2.584)

Having cupboard housing wall mounted gas boiler, central heating radiator and uPVC double glazed window to rear.

### Bedroom Three

### WC

Fited with a wash hand basin and WC.

### Externally

Externally to the rear is an enclosed yard.

### Energy Performance Certificate

To access the Energy Performance Certificate for this property please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/7500-4878-0822-1392-3743>

EPC Grade D

### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Available Highest available download speed

1000 Mbps Highest available upload speed 220 Mbps

Mobile Signal/coverage: Good

Council Tax: Durham County Council, Band: A Annual price:

£1547.03 (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.

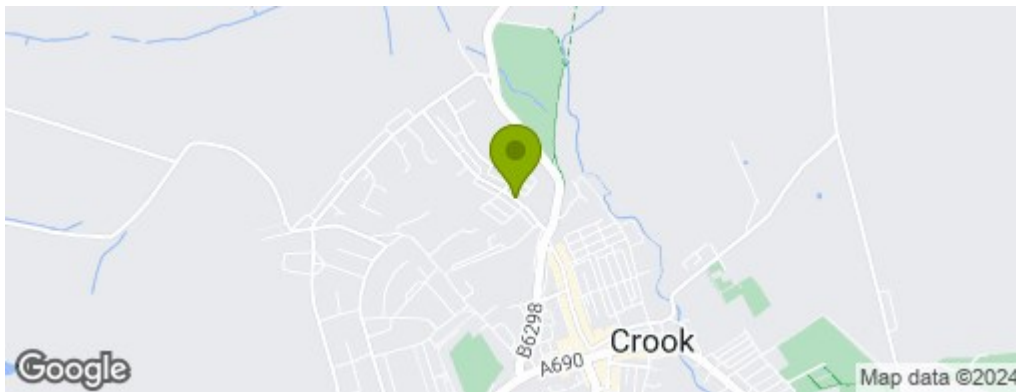
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea

### Disclaimer

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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only, and should be used as such by any prospective purchaser. The services, appliances and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given. Make well Morgan 02024



## Property Information

Durham County Council - Council Tax Band A  
Tenure - Freehold

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