



## York Terrace

Willington DL15 0HT

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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# York Terrace

Willington DL15 0HT



- Two Bedroom End Terrace
- EPC Grade C
- Rear Enclosed Yard

- CHAIN FREE
- Two Double Bedrooms
- Gas Central Heating

- Kitchen/Breakfast Room
- Ground Floor Bathroom
- Call To View Today !!!

\*\*\* CHAIN FREE \*\*\* TWO BEDROOMS \*\*\* END OF TERRACE \*\*\*

A good sized TWO BEDROOM END TERRACED HOME we welcome a viewing on this lovely home why not call Venture properties on 01388 741174 to arrange yours !!!

Accommodation comprises briefly of: Front Lounge, Kitchen/Breakfast Room. Rear Lobby and Ground Floor Bathroom.

To the first floor are Two Double Bedrooms. Externally to the rear is an enclosed yard.

## GROUND FLOOR

### Kitchen

14'5" x 11'2" (4.414 x 3.424)

Fitted with a range of wall and base units having contrasting work surfaces over, stainless steel sink unit with mixer tap, plumbing for washing machine, under stairs cupboard and uPVC double glazed window to rear.

### Lounge

14'6" x 12'10" (4.445 x 3.914)

With central heating radiator, double doors leading into kitchen and uPVC double glazed window and door to front.

### Rear Lobby

With central heating radiator stairs rising to first floor and uPVC double glazed entrance door.

## Ground Floor Bathroom

Fitted with a white suite having a panelled bath, wc, wash hand basin set to vanity unit and white heated towel rail.

## FIRST FLOOR

### Landing

Connecting two bedrooms.

### Bedroom One

14'8" x 12'4" (4.479 x 3.771)

With central heating radiator, storage cupboard housing gas boiler and uPVC double glazed window to front.

### Bedroom Two

14'9" x 11'4" (4.500 x 3.478)

With central heating radiator and uPVC double glazed window to rear.

### Externally

Externally to the rear is an enclosed yard.

## Energy Performance Certificate

To view the Energy Performance Certificate for the property, please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0320-2047-1240-2607-1515>

Epc Grade C

## Other General Information

Tenure: Freehold

Gas and Electricity: Mains, pre-payment meter

Sewerage and water: Mains

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

Mobile Signal/coverage: Likely with EE, Three and Vodafone

Council Tax: Durham County Council, Band: A. Annual price: £1,589.54 (Maximum 2024)

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

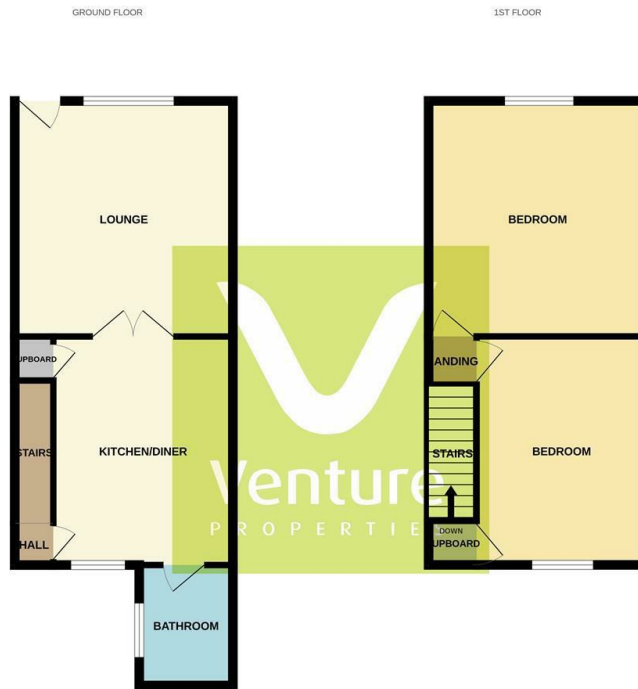
Energy Performance Certificate Grade C

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.

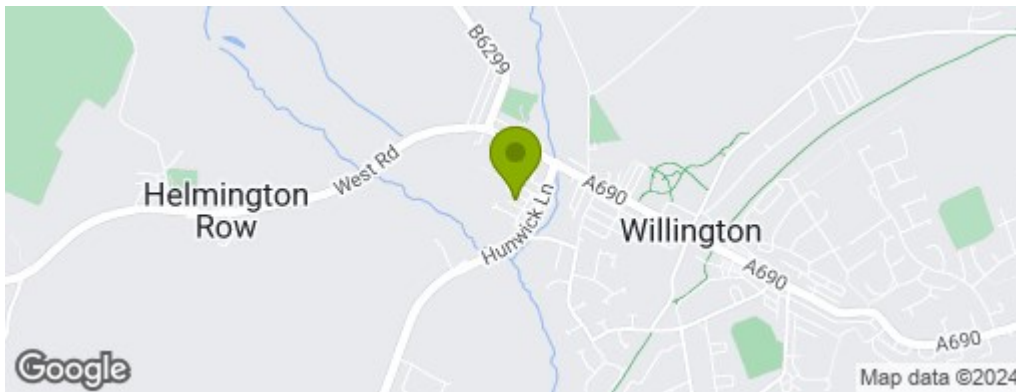
Flood Risk: Very low risk of surface water flooding, Very low risk of flooding from rivers and the sea

### Disclaimer

The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.



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 mis-statement. This plan is for guidance purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Lettingo ©2024



## Property Information

Tenure - Freehold  
 Council Tax Band A - Durham County Council

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