



**York Terrace**

Willington DL15 0HT

Offers Over £77,500



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PROPERTIES



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# York Terrace

Willington DL15 0HT



x 2



x 1



x 1

- 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/WC

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: £1,667.82 (Maximum 2025)

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.

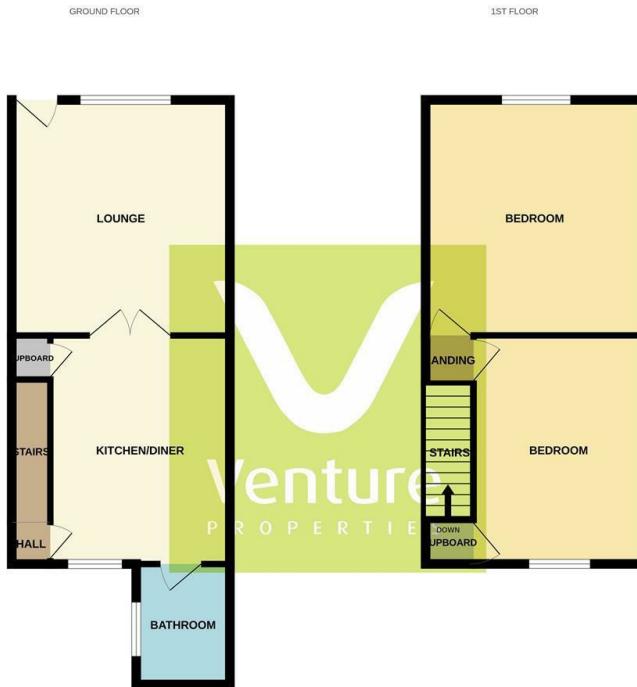
Flood Risk: Very low risk of surface water flooding, Very low risk of flooding from rivers and the sea

## 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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are taken from the original drawing and are not to scale. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and dimensions have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

Tenure - Freehold  
Council Tax Band A - Durham County Council

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