



Hargill Road

Howden Le Wear DL15 8HL

£145,000





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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Hargill Road

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- Four Bedroom End Terrace
- EPC Grade F
- Kitchen

- Garage To The Rear
- Spacious Property
- Original Features

- Garden To Rear
- Two Reception Rooms
- Lovely Village Location

A traditional FOUR BEDROOM end terraced VICTORIAN HOUSE, with some original and quirky features, the property has versatile and generous accommodation spread over two floors with DETACHED GARAGE & GARDEN to the rear.

Well positioned for the local primary school and Howden has basic amenities on your doorstep but is only a short drive to the neighbouring TOWN of Crook with further facilities and amenities on offer.

In brief the property comprises of entrance hallway, Lounge, dining room and kitchen to the rear. To the first floor a spacious landing connects all four bedrooms and bathroom. Externally to the rear is an immediate enclosed yard having two outhouses, one being the old outside WC. There is a driveway allowing OFF ROAD PARKING leading to detached garage, behind the garage is a well stocked garden with many fruit trees, honeysuckle and shrubbery.

GROUND FLOOR

Entrance Lobby

Via timber entrance door having central heating radiator and cloaks hanging space with decorative glazed doorway leading into the inner hallway.

Inner Hallway

A traditional hallway with central heating radiator, stripped wood flooring, stairs lead to the first floor, central heating radiator, decorative archway and dado rail.

Lounge

17'2" x 14'4" (5.248 x 4.379)

Having original feature fireplace with attractive tiled inserts, wood stripped flooring, ceiling roses and wooden bay window to front.

Dining Room

15'0" x 14'4" (4.573 x 4.375)

Having feature fireplace housing multi fuel stove (no HETAS certificate is available), picture rail, double central heating radiator and UPVC window to rear.

Kitchen

A fitted kitchen with wall units having solid wood worktops over, Belfast sink unit with mixer tap, feature inglenook allowing space for a range style oven, space for fridge freezer, plumbing for washing machine, tiled flooring, rear entrance door and two UPVC windows to rear. The gas central heating boiler can also be found here. There is also access to a useful under stair storage cupboard.

FIRST FLOOR

Landing

A spacious landing area, exposed wooden floorboards, access to a useful linen storage cupboard and loft hatch. Warmed by two central heating radiators and UPVC window to the side elevation of the property.

Bedroom One

15'0" x 11'9" (4.593 x 3.599)

Located to the rear elevation of the property having feature cast iron fireplace, double central heating radiator and UPVC window overlooking the rear of the property.

Bedroom Two

14'0" x 12'4" (4.287 x 3.770)

Located to the front elevation of the property having cast iron feature fireplace, central heating radiator and UPVC window.

Bedroom Three

12'5" x 9'2" (3.809 x 2.813)

Located to the rear elevation of the property having access to a useful storage cupboard, central heating radiator and UPVC window.

Bedroom Four

5'9" x 11'4" (1.757 x 3.461)

Having wood stripped flooring, central heating radiator and UPVC window to the front elevation of the property.

Bathroom

Fitted with a white suite having bath with electric shower over, WC, wash hand basin, chrome heated towel rail and obscured UPVC window to side.

Externally

To the front of the property is a forecourt low maintenance garden area via a wrought iron gate. Whilst to the rear is an enclosed yard having two outhouses, one being the old outside WC. Over the lane beyond there is a driveway allowing off road parking leading to detached garage, behind the garage is a well stocked garden with many fruit trees, honeysuckle and shrubbery.

Energy Performance Certificate

To view the Energy Performance Certificate for this property, please use the

following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8401-2092-8729-6327-5843>

EPC Grade F

Agents note

Please note that the garden and garage are on a separate title from the property and the yard to the rear.

Agents Note

The lane to the side of the property and to the rear separating the house and yard from the garage and garden is not included in the title.

Other General Information

Tenure: Freehold

Gas and Electricity: Pre-payment meter

Sewerage and water: Mains

Broadband: Ultrafast Broadband Available. Highest download speed - 1000mbps.

Highest upload speed - 220mbps.

Mobile Signal/coverage: Limited coverage. Please speak with your provider regarding service coverage.

Council Tax: Durham County Council, Band: B. Annual price: £1891 (Maximum 2024).

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.

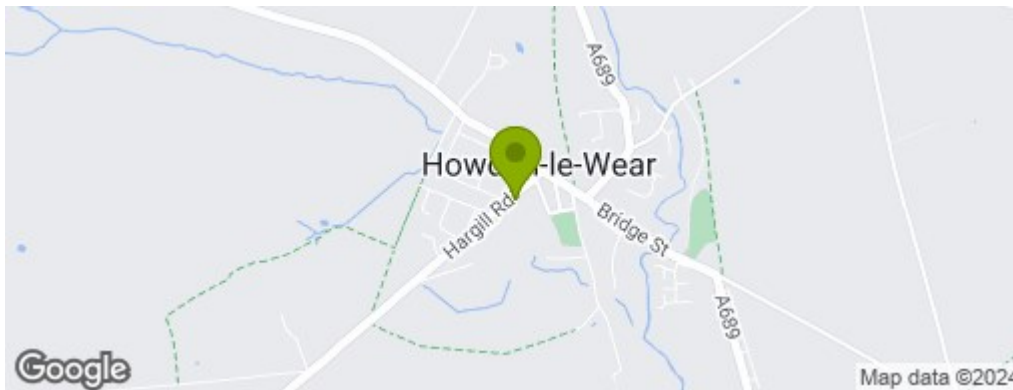
Flood Risk: High risk of surface water flooding. Medium risk of flooding from rivers and the sea.

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 of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The accuracy, quality and applicability of the information is not tested and no guarantee as to their availability or efficiency can be given. Made with Metagen 02/24



Property Information

Durham County Council - Council Tax Band B
Tenure - Freehold

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