



High Hope Street

Crook DL15 9JB

£125,000





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 9JB



- MUST SEE
- EPC Grade D
- Modern Decor Throughout

- Lovely Two Bedroom End Terrace
- Views
- Short Walk into the Town Centre of Crook

- Spacious Accommodation
- Two Reception Rooms
- Gas Central Heating

A delightful TWO BEDROOM, TWO RECEPTION ROOM, END TERRACED property which has a modern décor throughout, the property has spacious and flexible living accommodation and benefits from OFF ROAD PARKING and an enclosed garden with a secret 'Man Cave'. It is situated on High Hope Street which is only a short walk into the TOWN CENTRE of Crook, having a range of amenities.

The property in brief comprises of entrance, inner hallway, Lounge and dining room on the ground floor, whilst the kitchen is located on the lower ground floor. To the second floor there are two bedrooms and family bathroom. Externally off road parking, patio seating, man cave and hard standing for a shed.

Lower Ground Floor

Kitchen

12'7" x 11'10" (3.836 x 3.628)

Beautifully fitted grey kitchen with base and wall units, neutral work surfaces over and tiled splash backs, integrated washing machine, fridge, freezer and space for a range style cooker with extractor over. Central island allowing additional space and breakfast bar seating. UPVC door and window to the rear. the gas central heating boiler can also be found here.

Stairs

Stairs rise to the ground floor.

First Floor

Entrance

Access via composite entrance door.

Hallway

Stairs rise to the first floor, central heating radiator and wood effect laminate flooring.

Lounge

11'8" x 14'7" (3.579 x 4.456)

Having neutral fire and surround with UPVC patio doors enjoying far reaching countryside views, feature wall panelling and central heating radiator.

Dining Room

11'9" x 10'8" (3.582 x 3.259)

Located to the front elevation of the property having UPVC window with shutters, multiple stove set on a tiled hearth with brick inglenook and wooden mantle over, central heating radiator and wood effect laminate flooring.

Second Floor

Landing

Stairs rise from the inner hallway and provide access to the first floor accommodation.

Bedroom One

11'7" x 14'4" (3.545 x 4.394)

Located to the front elevation of the property having UPVC window with fitted shutters, central heating radiator and exposed wooden flooring.

Bedroom Two

8'3" x 11'11" (2.533 x 3.648)

Located to the rear elevation of the property having UPVC window, over stair storage cupboard and central heating radiator. Exposed wooden flooring.

Bathroom/WC

Fitted with a three piece suite comprising bath with shower over and glass screen, WC and wash hand basin set in white vanity storage, fully tiled, ceiling spot lights and anthracite floor to ceiling radiator.

Exterior

To the rear of the property is an enclosed block paved driveway accessed via double opening gates, a step raised to a paved patio area and on to a Man Cave, which is fitted with power and electricity.

Energy Performance Certificate

To view the full energy performance certificate for this property please use the link below:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2690-3036-2207-6334-2204>

EPC Grade - D

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains (water meter)

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)

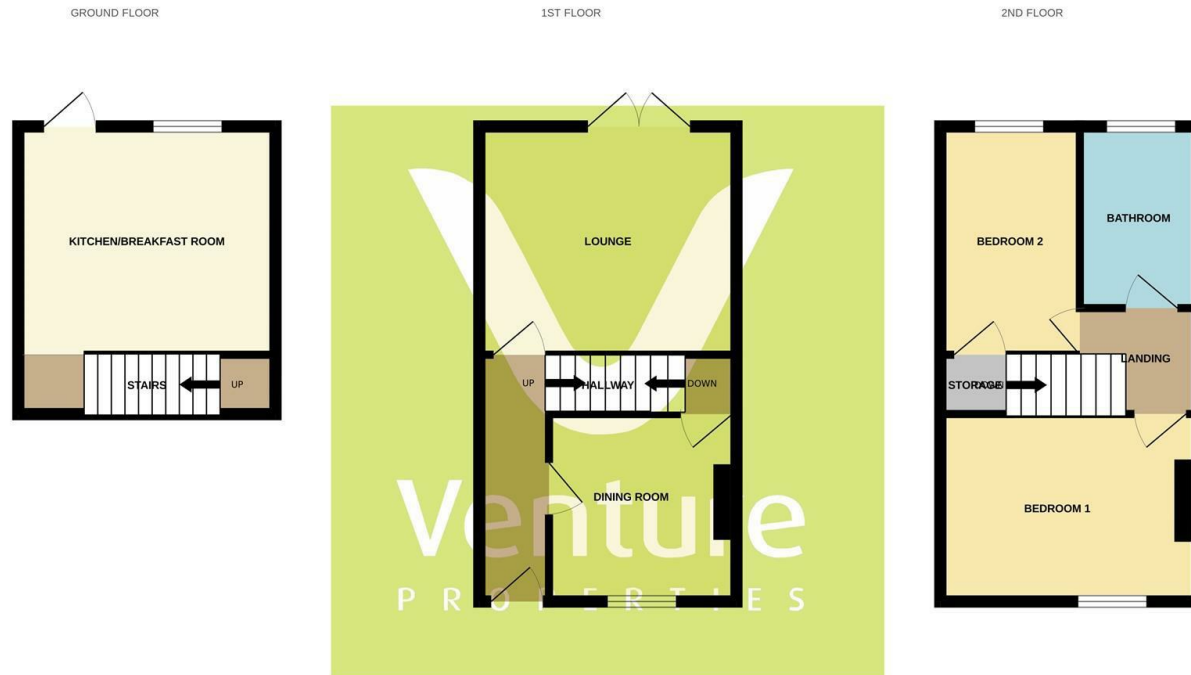
Energy Performance Certificate - Grade D

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.

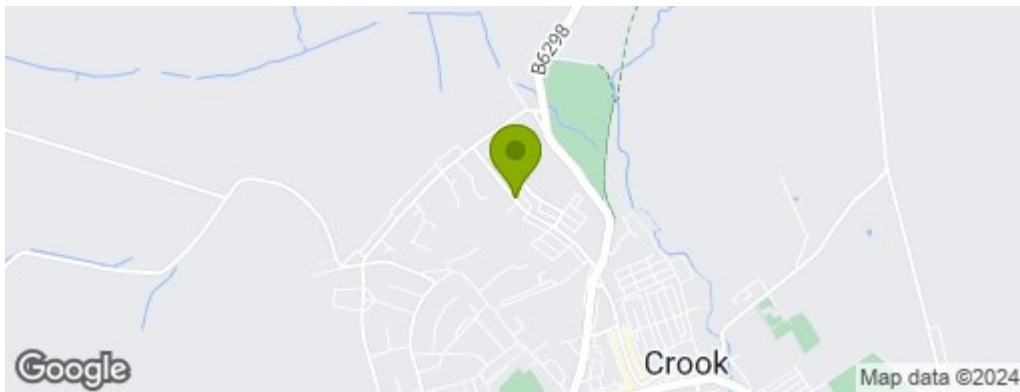
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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 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

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