



Billy Hill

Billy Row, Crook DL15 9SW

£150,000





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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Billy Hill

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- House With Attached Cottage
- EPC Grade C
- Variety Of Uses

- 2 Bedrooms Per Property
- Rear Garden
- Income Potential

- Gas Central Heating
- Views To Front
- French Doors To Front

A TWO BEDROOM HOUSE WITH ATTACHED TWO BEDROOM COTTAGE*** FANTASTIC VIEWS TO FRONT*** WELL STOCKED REAR PRIVATE GARDEN.

Billy Hill is a lovely STONE FRONTED property and was EXTENDED in 2009 creating a further two bedroom cottage. The main house offers light and airy accommodation with lounge, OPEN PLAN kitchen having French doors to rear garden, TWO DOUBLE BEDROOMS to first floor having views and a fantastic bathroom with shower.

The COTTAGE consists of entrance leading into fitted kitchen, ground floor WC, lounge again with French doors to front and shower room, to the first floor is a shower room and two bedrooms.

Externally to the rear is a tiered level well stocked garden with small trees and shrubs, to the top is a private gravelled seating area. To the front of both properties there are well stocked garden areas. Each property has its own entrance.

MAIN HOUSE

Ground Floor

Lounge

14'03 x 12'04 (4.34m x 3.76m)

Having feature cast iron fireplace, having gas fire, open staircase to first floor, central heating radiator and UPVC double glazed window to front with views.

Kitchen/Breakfast Room

14'04 x 13'09 (4.37m x 4.19m)

Fitted with a good range of wall and base units having laminate work surfaces over, cooking range with gas hob with extractor hood over, one and a half bowl sink unit with mixer tap, integrated fridge freezer, integrated washing machine, breakfast bar, space for breakfast table, spotlights to ceiling, UPVC french doors to rear garden and rear entrance door.

FIRST FLOOR

Landing

Having loft hatch, the loft houses the gas boiler.

Bathroom

A beautiful suite fitted with free standing clawed feet bath having mixer tap over, WC, wash hand basin, corner shower over with electric shower, laminate wood flooring, double central heating radiator and UPVC double glazed window to rear.

Bedroom One

14'03 x 13'01 (4.34m x 3.99m)

With feature cast iron fireplace, spotlighting to ceiling, double central heating radiator and UPVC double glazed window to front with extensive countryside views.

Bedroom Two

13'09 x 8'01 (4.19m x 2.46m)

Having laminate flooring, double central heating radiator and UPVC double glazed window to rear.

THE COTTAGE

Entrance

Via UPVC double glazed door.

Kitchen

12'01 x 8'07 (3.68m x 2.62m)

Fitted with cream wall and base units having laminate work surfaces over, integrated electric oven and electric hob, sink unit with mixer tap, tiled splash backs, plumbing for concealed washing machine, space for fridge freezer, laminate wood flooring, UPVC double glazed window to rear and rear entrance door to side.

Ground floor WC

Having WC, wash hand basin, central heating radiator.

Lounge

13'04 x 11'05 (4.06m x 3.48m)

With double glazed French doors to front, central heating radiator and open staircase to first floor.

Shower

Fitted shower unit with mains shower.

FIRST FLOOR

Landing

With Loft Hatch.

Bedroom One

10'10 x 10'02 (3.30m x 3.10m)

With UPVC double glazed window to front having views and central heating radiator.

Bedroom Two

11'08 x 7'04 (3.56m x 2.24m)

Located to the rear elevation of the property having UPVC window.

Shower Room

Fitted with a shower cubicle having electric shower, WC, wash hand basin, tiled splash backs and central heating radiator.

Externally

Externally to the rear is a tiered level well stocked garden with small trees and shrubs, to the top area is a private gravelled seating area. To the front of both properties is a small well stocked garden area. Each property have their own entrance.

Energy Performance Certificate

To view the full Energy Performance Certificate for the property, please see the below link;

<https://find-energy-certificate.service.gov.uk/energy-certificate/0400-2024-0922-1325-3943?print=true>

EPC Grade C

Agents Note

Please note these properties are two separate dwellings with no internal access in between even though they both have their own external access. There is only one council tax bill payable, one gas boiler and they both run from the same utility meters.

Additional Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultra Full Fibre Broadband - up to 1800 mpbs download speed. 120 mpbs upload speed.

Mobile Signal/coverage: Likely good with EE, O2, Three, Vodafone

Council Tax: Durham County Council. Band: A Annual price: £1608.52 (Maximum 2024)

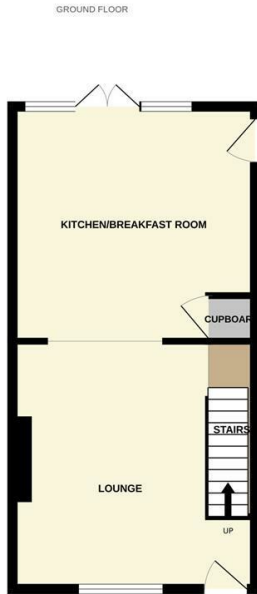
Energy Performance Certificate Grade C

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.

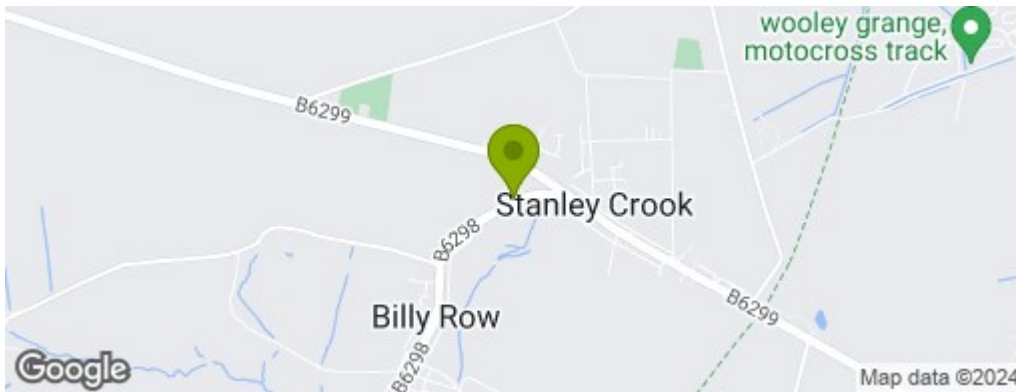
Flood Risk: Flood Zone One. Very low risk of flooding from rivers and the sea, high risk of surface water flooding

Disclaimer

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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

Council Tax Band A - Durham County Council
Tenure - Freehold

01388 741174

5 South Street, Crook, DL15 8NE
crook@venturepropertiesuk.com