



Woodfield Hill

Crook DL15 9NU

Offers Over £200,000





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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Woodfield Hill

Crook DL15 9NU



- CHAIN FREE
- EPC Grade F
- Off Road Parking and Garage

- Full Refurbishment Required
- Bungalow
- Three Reception Areas

- Ideal Project
- Four Bedroom Detached
- South Facing Garden

CHAIN FREE - A unique opportunity to purchase this delightful four bedroom detached bungalow ripe for refurbishment. Located in the popular residential estate of Woodfield Hill. Dales House is an ideal project for anyone to put their own stamp on this excellent property with the magnificent countryside views and south facing garden.

Located a short walk into the town centre of Crook having a range of amenities, schooling and recreational facilities at hand. Ideally place for the commuter with good road links to Durham, Darlington and the A1(M).

In brief this property comprises of THREE RECEPTION AREAS, and FOUR BEDROOMS. Access into an entrance hall, through to a breakfast kitchen, lounge and conservatory, four bedrooms separate bathroom and WC and access to a single garage.

You really must view this property to appreciate what's on offer.

There are some sketched drawings included within the online images which are potential plans and configuration of the layout which have been designed by the current vendors and may help with some of the potential modifications (subject to the necessary consents).

Bungalow

Entrance

Access via a UPVC entrance door leading into a spacious inner hallway. Having a central heating radiator, doors radiate off to the living accommodation and double opening into the kitchen diner.

Dining Kitchen

7'8" x 20'9" (2.339 x 6.340)

The kitchen area is fitted with a range of base and wall units with laminate work surfaces over and tiled splash backs - ample space for free standing appliances as required. A storage cupboard houses the water tank.

There is an area which could be used as a seating area with a central heating radiator, UPVC window and door to the rear and steps down to the lounge.

Lounge

12'2" x 20'6" (3.730 x 6.270)

Having a dual aspect with UPVC window to the rear of the property with exceptional countryside views and wooden window to the front. Decorative fire with wooden surround. Two central heating radiators.

Conservatory

19'10" x 9'2" (6.047 x 2.804)

Having UPVC windows to three sides and two UPVC doors. A door leads into the garage.

Bedroom Three

8'3" x 6'11" (2.536 x 2.123)

Having central heating radiator and UPVC window.

Bedroom One

15'3" x 9'5" (4.663 x 2.885)

Located to the rear elevation of the property with double fitted wardrobe, central heating radiator and UPVC window.

Bedroom Two

8'5" x 12'1" (2.575 x 3.698)

Located to the rear elevation of the property central heating radiator and UPVC window.

Bedroom Four

6'2" x 8'2" (1.900 x 2.514)

Located to the front elevation of the property having UPVC window, double fitted wardrobe and central heating radiator.

Bathroom

Having bath, wash hand basin, central heating radiator and UPVC window.

WC

WC and UPVC window.

Garage

17'1" x 9'1" (5.230 x 2.785)

Having up and over door, power and lighting.

Externally

To the front of the property Narmada driveway allows off road parking in front of

the garage, a wrap around path leads to the front door nestled amongst mature shrubs and plants. Gated access to the rear SOUTH FACING garden mainly laid to lawn with raised flower and shrub borders bounded by fencing with countryside views beyond.

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/0083-1211-2407-3853-0004>

EPC Grade F

Agents Note

Please note that included within these images there are some drawings of potential layout changes. These are for illustration purposes only and have been drawn by the current vendor of their potential ideas for refurbishment. These would need to be looked at in more detail and the necessary consents adhered to.

Additional Property Information

Tenure: Freehold

Electricity: Mains

Gas: Via a back boiler (Mains)

Sewerage and water: Mains

Broadband: Superfast available Highest available download speed 80 Mbps,

Highest available upload speed 20 Mbps

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

Council Tax: Durham County Council, Band: D Annual price: £2,320.54 (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: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea

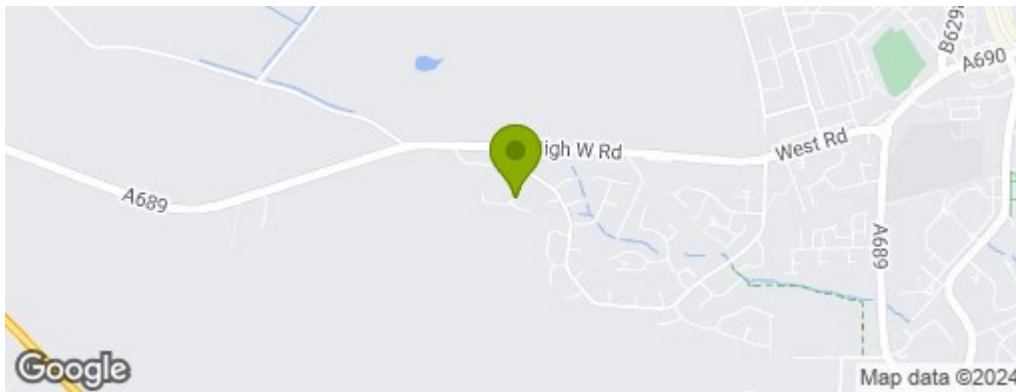
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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

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