



High Street

Howden Le Wear DL15 8EZ

Chain Free £140,000





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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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- Three Bedroom Detached Property
- EPC Grade E
- Ripe For Development

- CHAIN FREE
- Garage to Side
- Viewing By Appointment Only

- Requires Full Renovation
- Rear Enclosed Yard and Driveway
- Sold as seen

This detached house offers great potential with its 2 reception rooms, 3 bedrooms, and 1 bathroom, providing ample space for a comfortable living arrangement.

Although the property is in need of full renovation, this presents a fantastic opportunity for those with a keen eye for design and a passion for restoration. Imagine the possibilities of transforming this house into your dream home, tailored to your exact tastes and preferences.

One of the standout features of this property is the parking space available for up to 3 vehicles, a rare find in this village setting. Whether you have a growing family or simply enjoy hosting guests, this parking convenience will surely be a bonus.

Please note this property is sold as seen.

GROUND FLOOR

Kitchen

16'8" x 7'3" (5.089 x 2.228)

Basic units with sink unit, slot for oven, central heating radiator and entrance door.

Rear Utility

Sink unit and window to side

WC

With old wc.

Dining Room

14'5" x 13'0" (4.419 x 3.981)

With open staircase to first floor and open coal fire, double doors to lounge

Lounge

16'3" x 15'3" (4.964 x 4.657)

Having open coal fire and front door to garden.

FIRST FLOOR

Landing

Loft hatch.

Bedroom One

13'1" x 8'10" (4.011 x 2.700)

With storage cupboard and window to front

Bedroom Two

12'5" x 9'10" (3.785 x 2.998)

With storage cupboard and window to rear.

Bedroom Three

10'4" x 6'1" (3.150 x 1.865)

With window to front.

Bathroom/WC

Having paneled bath, wc and wash hand basin.

Externally

Externally the property sits in a good sized private plot having gated access to the rear leading to a driveway and garage.

To the front is a lengthy well stocked garden.

Agents Note

We understand this property is unregistered, therefore at the point of purchase first registration will be required. For further information please contact your legal representative or solicitors for clarification.

We understand there is gas ran up to the property but it has never been connected.

Agents Note

Please note, this property is sold as seen.

Agents Other Information

Tenure: Freehold

Electricity: Mains

Sewerage and water: Mains

solid fuel central heating

Broadband: Ultrafast broadband is available (Highest available download speed

1800 Mbps, Highest available upload speed 120 Mbps)

Mobile Signal/coverage: Limited, we would recommend you speak with your service provider regarding the signal coverage.

Council Tax: Durham County Council, Band: C. Annual price: £2165.39 (Maximum 2025).

This property has been vacant for a number of years, additional council tax charges may be payable upon completion.

Energy Performance Certificate Grade E

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.

Energy Performance Certificate

To view the full Energy Performance Certificate for this property, please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9122-3041-9201-3284-7204>

EPC Grade E

www.venturepropertiesuk.com



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 guidance purposes only and should be used as such by any prospective purchaser. The service, quality and accuracy of the plan are not guaranteed and no guarantee is given as to their suitability or efficiency for any use. Made with iStockphoto ©2024



Property Information

Durham County Council - Council Tax band C
Tenure - Unregistered

01388 741174

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