



High Bondgate

Bishop Auckland DL14 7PJ

Chain Free £99,500





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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High Bondgate

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- Two Bedroom Terraced Cottage
- EPC Grade D
- Grade II Listed

- CHAIN FREE
- Two Outhouses at rear
- First Floor Bathroom

- Good Sized Garden
- Town Centre Location
- Ideal Holiday Let

Welcome to this charming two-bedroom terraced period cottage located in the historic town of Bishop Auckland on High Bondgate. This Grade II listed property, built in 1850, exudes charm and character, perfect for those who appreciate a touch of history in their home.

As you step inside, you are greeted by a cosy reception room, ideal for relaxing or entertaining guests. The property boasts two well-proportioned bedrooms, offering comfortable living spaces for individuals or small families. The bathroom provides convenience and functionality for everyday use.

One of the highlights of this property is the good-sized rear garden, a rare find in a town setting. Imagine enjoying a cup of tea in the peaceful outdoor space or hosting a summer barbecue with friends and family.

With a total of 883 sq ft of living space, this mid-terrace house offers a perfect blend of traditional architecture and modern comfort. Being chain-free, this property provides a hassle-free buying opportunity for those looking to settle in a historic setting.

Don't miss the chance to own a piece of history in this quaint town. Contact us today to arrange a viewing and experience the allure of this delightful period cottage on High Bondgate.

Ground Floor

Entrance

With timber front entrance door and stairs to first floor.

Lounge

13'4" x 12'6" (4.089 x 3.834)

Having central heating radiator and sash window to front.

Kitchen / Breakfast Room

15'5" x 13'10" (4.719 x 4.233)

Fitted with a range of wall and base units with wooden worktops, circular sink unit with drainer, space for electric oven with extraction chimney over, wall mounted gas boiler, central heating radiator and sash window to rear.

Utility Area

With plumbing for washing machine and rear entrance door.

First Floor

Landing

Having loft hatch.

Bathroom / WC

Fitted with a white suite comprising of panelled bath with hand held shower over, WC, wash hand basin and central heating radiator.

Bedroom One

13'4" x 12'3" (4.083 x 3.757)

With over stairs cupboard, central heating radiator and sash window to front.

Bedroom Two

With central heating radiator and sash window to rear.

Externally

To the rear is a cottage style courtyard gravelled and there are two outhouses. There is also a further good sized garden beyond the gate laid to lawn.

Energy Performance Certificate

To view the Energy Performance Certificate for the property please use the following link:-

<https://find-energy-certificate.service.gov.uk/energy-certificate/2170-3911-9209-9089-5200>

EPC Grade D

Other General Information

Conservation Area: Bishop Auckland Designated 1969 , Amended 2014

Grade II Listed Building

Tenure: Freehold

Electricity: Mains

Gas Central Heating

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Mobile Signal/coverage: Likely with Vodafone, O2 and Three. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: A Annual price: £1,696.77 (Maximum 2025)

Please note the property has been vacant for several months and additional Council Tax charges may be payable on completion.

Energy Performance Certificate Grade D.

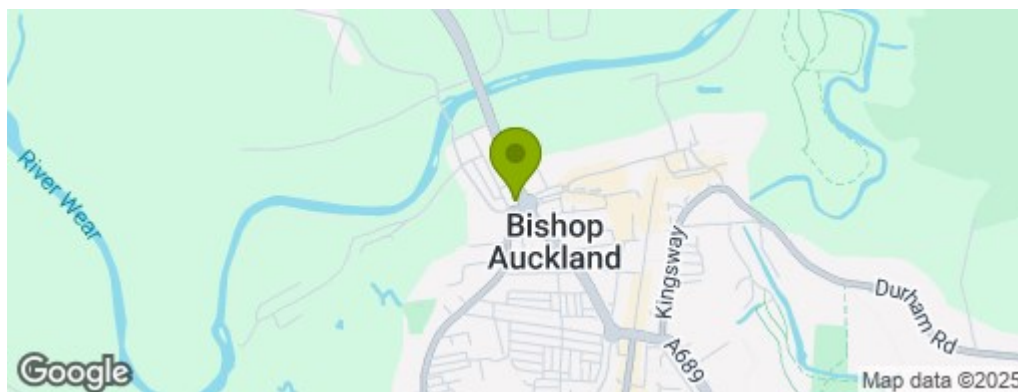
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing. Flood Risk: Very low risk of surface water flooding. Low risk of flooding from rivers and the sea.

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 herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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