



Rydal Drive

Crook DL15 8NS

Chain Free £100,500





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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Rydal Drive

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- Chain Free
- EPC Grade D
- Garden Front & Rear

- Two Bedroom Semi Detached
- Garage & Driveway
- Popular Location

- Lounge/Dining Room
- Attic Space
- Great First Home

This semi-detached house presents an excellent opportunity for those seeking a comfortable and convenient home. This property is chain-free, making it an ideal choice for a smooth transition into your new abode.

Upon entering, you are welcomed into a spacious lounge/dining room, perfect for both relaxation and entertaining. The kitchen offers functionality and ease, catering to all your culinary needs. The first floor boasts two generously sized double bedrooms, providing ample space for rest and personalisation. A well-equipped bathroom completes the upper level, ensuring convenience for all residents.

Outside, the property features a good-sized garage with an electric door, providing secure parking and additional storage options. The front garden and rear adds to the appeal, offering a pleasant outdoor space to enjoy.

With parking available for two vehicles, this home is not only practical but also well-situated for easy access to local amenities and transport links. This semi-detached house on Rydal Drive is a wonderful opportunity for first-time buyers, small families, or those looking to downsize. Do not miss the chance to make this charming property your own.

Ground Floor

Entrance Hallway

Timber and glazed front entrance door, central heating radiator, timber framed UPVC double glazed window and staircase to the first floor. There is an added Yale security alarm system with a box displayed to front of the property. There are also internal sensors fitted on door and throughout the ground floor.

Lounge/Dining Room

20'9" x 10'11" (6.339 x 3.348)

Having contemporary wall mounted electric fire, double central heating radiator, timber framed UPVC double glazed window and timber double glazed patio doors to rear.

Kitchen

13'1" x 7'6" (3.992 x 2.287)

Fitted with wall and base units having contrasting work surfaces over, space for oven, stainless steel sink unit and mixer tap, timber framed UPVC double glazed window, central heating radiator

First Floor

Landing

Having window to the side elevation, timber framed UPVC double glazed window and loft hatch with a full down ladder and is fully boarded out,

Attic Space

Via drop ladder and velux window. Fully Carpeted

Bedroom One

14'3" x 9'2" (4.356 x 2.800)

Having double cupboard housing the gas boiler, central heating radiator and two timber framed UPVC double glazed windows to front elevation.

Bedroom Two

10'6" x 10'1" (3.221 x 3.096)

Having central heating radiator and timber framed UPVC double glazed window.

Bathroom/Wc

Fitted with a panelled bath, wc wash hand basin set to vanity unit, chrome heated towel rail, tiled splash backs, timber framed UPVC double glazed window and tiled flooring.

Externally

To the front is a driveway leading to a single garage

To the rear is a patio broken slate garden.

Garage

19'10" x 9'7" (6.059 x 2.922)

Having electric door at front double patio doors to the rear

Energy Performance Certificate

<https://find-energy-certificate.service.gov.uk/energy-certificate/5900-3484-0622-0190-3823>

EPC Grade D expires 2032

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband:

Ultrafast Highest Available Broadband Speed 10000 Mbps Highest Available Upload Speed 10000 Mbps

Mobile Signal/coverage: Good with providers EE, O2, Three and Vodafone, although we do suggest you contact your provider.

Council Tax: Durham County Council, Band: A Annual price: £1666.64 (Maximum 2026)

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. Very low risk from rivers and seas.

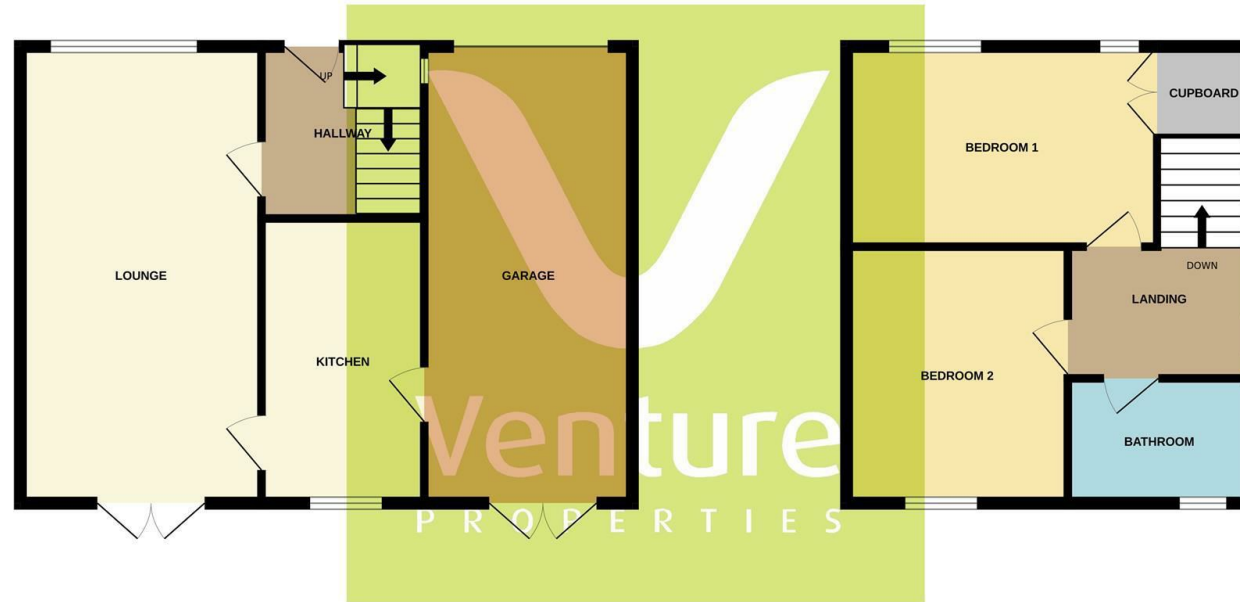
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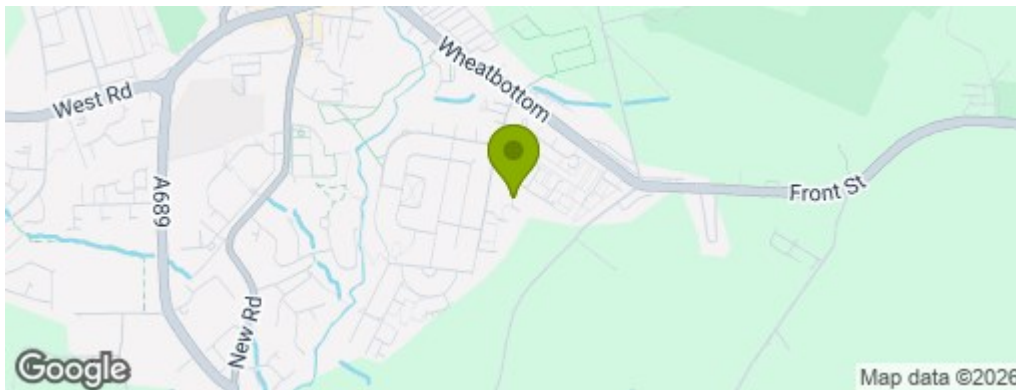
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GROUND FLOOR

1ST FLOOR



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

01388 741174

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