



High Hope Street

Crook DL15 9JD

Chain Free £72,500



Venture
PROPERTIES



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 Hope Street

Crook DL15 9JD

- Two Bedroom Mid Terraced House
- EPC Grade D
- Enclosed Garden

- CHAIN FREE
- Ground Floor WC
- UPVC Double Glazed



A two-bedroom mid-terraced house presenting an excellent opportunity for both first-time buyers and investors alike. The property is conveniently located close to the town centre, ensuring that all local amenities are within easy reach.

Upon entering, you are welcomed by two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The ground floor also features a convenient cloakroom with a WC, adding to the practicality of the living space.

As you ascend to the first floor, you will find two well-proportioned bedrooms, providing ample space for relaxation and rest. The first-floor bathroom is thoughtfully designed, catering to all your needs.

The property boasts a lovely rear garden, offering a private outdoor space where you can unwind or enjoy al fresco dining during the warmer months.

This home is being offered chain-free, making the buying process smoother and more straightforward. With its appealing features and prime location, this mid-terraced house is a wonderful opportunity not to be missed.

Ground Floor

Entrance Hallway

Accessed via a UPVC entrance door which leads into the inner hallway, central heating radiator and laminate flooring.

Lounge

10'10" x 11'08" (3.30m x 3.56m)

Located to the front elevation of the property having UPVC window, central heating radiator and electric fire set on neutral hearth and surround. A double opening leads into the dining room of the property.

Dining Room

12'03" x 11'11" (3.73m x 3.63m)

Located to the rear elevation of the property having UPVC window, laminate flooring and central heating radiator.

Kitchen

17'03" x 5'07" (5.18m x 1.70m)

Fitted with wood effect base and wall units with laminate worksurfaces over and tiled splash backs, stainless steel sink unit with two UPVC windows above. Integrated electric oven and gas hob with extractor over and ample space for further free standing appliances as required. central heating radiator. A UPVC door leads to the rear yard.

Ground Floor Cloaks WC

Having WC, wash hand basin and central heating radiator.

First Floor

Landing

Stairs rise from the entrance hall, UPVC window, central heating radiator and access to the first floor living accommodation.

Bedroom One

9'00" x 12'09" max (2.74m x 3.66m max)

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

Bedroom Two

11'01" x 12'04" (3.38m x 3.76m)

Located to the rear elevation of the property having UPVC window and central heating radiator. There is a linen storage cupboard which houses the central heating boiler.

Bathroom/WC

Fitted with a three piece suite comprising bath with hand held shower over and glass screen, WC and wash hand basin, velux roof light and partially tiled walls. Central heating radiator.

Exterior

To the rear of the property there is an enclosed yard area, whilst over the lane is a garden mainly laid to lawn.

- Two Reception Rooms
- First Floor Bathroom
- Gas Central Heating

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/0390-2687-2130-2292-1861>

EPC Grade D

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Highest available download speed 1800Mbps Highest available upload speed 220 Mbps

Mobile Signal/coverage: We recommend speaking to your local network provider
Council Tax: Durham County Council, Band: A. Annual price: £1,682.44 (Maximum 2025)

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 and flooding from rivers and the sea.

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

Disclaimer

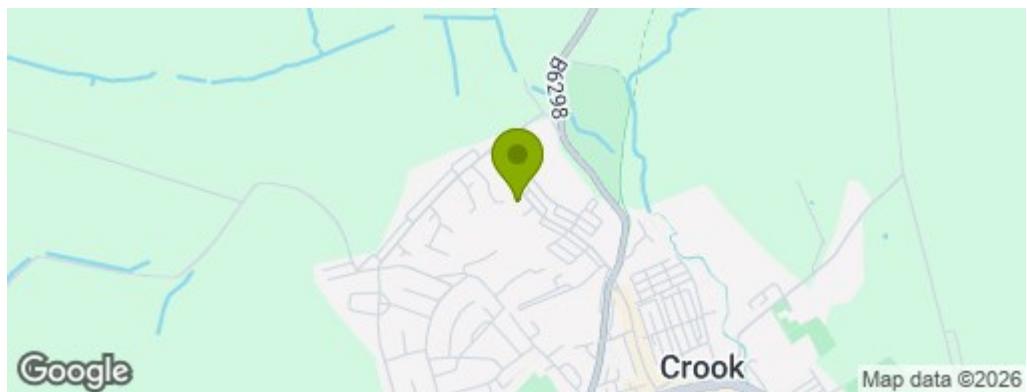
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GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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