

Hargill Road, Howden Le Wear, DL15 8HL
3 Bed - House - End Terrace
£130,000

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Hargill Road
Howden Le Wear, DL15 8HL







* DOUBLE STOREY EXTENSION * MODERN KITCHEN AND BATHROOM * CLOAKROOM/WC * STYLISH DECORATION * GAS CENTRAL HEATING AND UPVC DOUBLE GLAZED WINDOWS * ENCLOSED YARD TO REAR *

This well presented three bedroom stone built house has spacious accommodation throughout and has the benefit of a double storey extension to the rear. The end terrace house has stylish decoration and modern kitchen and bathroom, it also has the bonus of a ground floor WC.

The floor plan which is warmed by gas central heating via combination boiler and has UPVC double glazed windows comprises; entrance vestibule, lounge with multi fuel burner, kitchen/dining room which is extensively fitted with a range of wall, base and drawer units, with some integral appliances and space for dining table. Rear hallway which gives access to the rear garden and staircase to the first floor landing. To conclude the ground floor accommodation there is a WC.

To the first floor there are three well proportioned bedrooms, all having either fitted wardrobes or cupboards, and a family bathroom which has an attractive four piece suite, including bath and separate shower cubicle.

Outside there is a easy to maintain forecourt to the front with gated access. To the rear there is an enclosed yard which has been designed for easy maintenance with a timber decking area with artificial grass and enjoys pleasant views. The yard also has a brick storage shed.

Hargill Road is conveniently located in Howden Le Wear and is within walking distance of primary schooling and bus links. Howden also has a village post office.

Please contact Robinsons for further information.

























Agent Notes
Council Tax: Durham County Council, Band A - Approx. £1748 p.a
Tenure: Freehold
Estate Management Charge – NA

Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – NA
Probate – NA
Rights & Easements – None known
Flood risk – Refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – NA
Planning Permission – Nothing in the local area to affect this property that we are aware of.
Accessibility/Adaptations – na
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

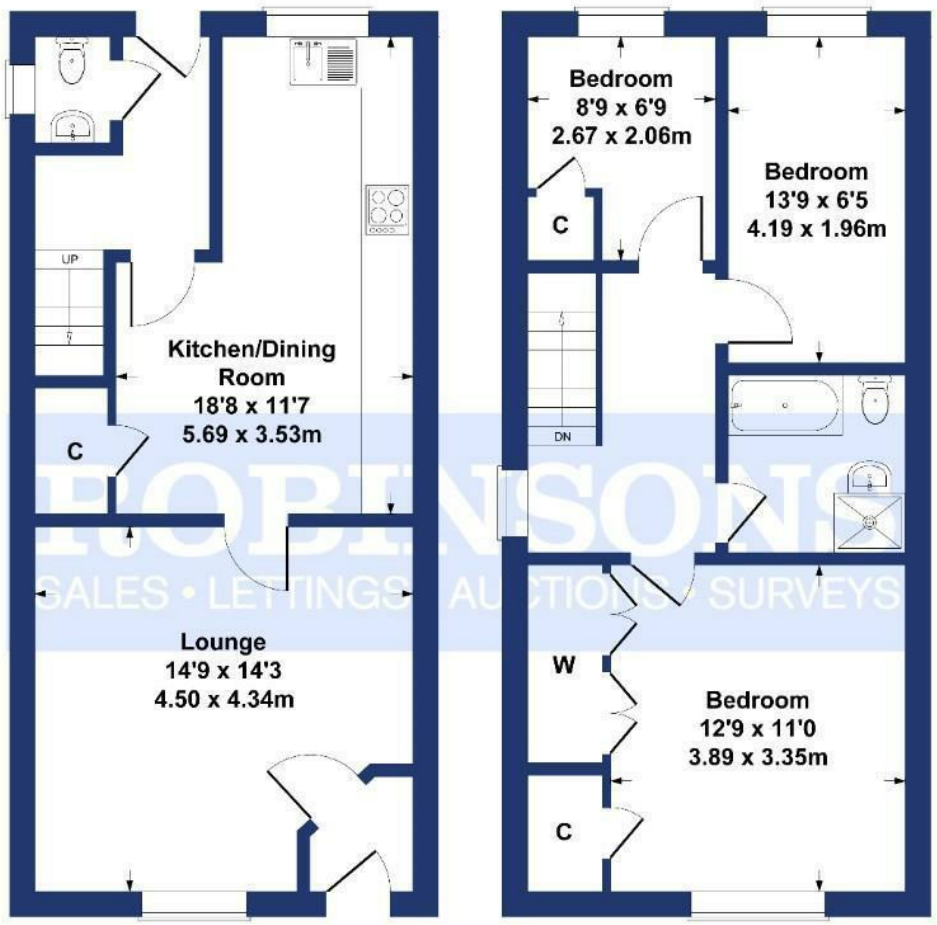






Hargill Road Howden Le Wear

Approximate Gross Internal Area
986 sq ft - 92 sq m

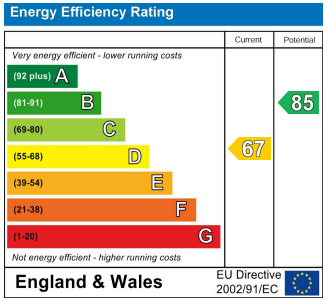


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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

Royal Corner, Crook, County Durham, DL15 9UA
Tel: 01388763477
info@robinsonscrook.co.uk
www.robinsonsestateagents.co.uk

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