



High Hope Street

Crook DL15 9JB

By Auction £55,000





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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High Hope Street

Crook DL15 9JB



- For Sale Via Online Auction Starting Bid £55,000 Terms and Conditions Apply
- Three Bedroom Terraced House
- Enclosed Rear Garden

- Chain Free
- Two Reception Rooms
- Viewing By Appointment

- EPC Grade D
- Rear Yard
- Set Over Three Floors

For sale via online auction starting bid £55,000 terms and conditions apply.

A three bedroom terraced home set over three floors. Details comprise of Entrance Hallway, Lounge, Dining Room and Gallied Kitchen. To the first floor are two bedrooms and a family bathroom. To the upper floor is a further bedroom in the attic space. Externally is a enclosed rear yard and enclosed garden over the service lane.

Entrance Hallway

Via uPVC double glazed door, central heating radiator.

Lounge/ Bedroom

22'5" x 12'8" (6.840 x 3.861)

With central heating radiator and uPVC double glazed window to front.

Inner Hall

Having stairs rising to first floor.

Dining Room

16'3" x 13'10" (4.963 x 4.223)

Having laminate, central heating radiator and uPVC double glazed window to rear.

Kitchen

23'1" x 5'7" (7.050 x 1.724)

Fitted with a range of wall and base units with contrasting work surfaces over, stainless steel sink unit with mixer tap, plumbing for washing machine, wall mounted gas boiler, central heating radiator and uPVC rear entrance door.

First Floor

Landing

With uPVC window to front.

Bedroom One

4.053 x 2.972

Having central heating radiator and uPVC double glazed window to front.

Bedroom Two

11'1" x 9'11" (3.394 x 3.029)

Having central heating radiator and uPVC double glazed window to rear.

Bathroom/ WC

Fitted with a panelled bath, WC, wash hand basin and heated towel rail.

Second Floor

With stairs rising from the landing.

Attic Area/Bedroom Three

With uPVC double glazed window.

Externally

To the rear is a immediate enclosed yard and a garden over the service lane.

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/8309-8135-6729-7226-4483>

EPC Grade D

Other General Information

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available download speed 1800

Mbps. Highest available upload speed 220 Mbps.

Mobile Signal/coverage: Likely with Three and Vodafone.

Council Tax: Durham County Council, Band: A Annual price: £1,624.04 (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. 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.

Auctioneers Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

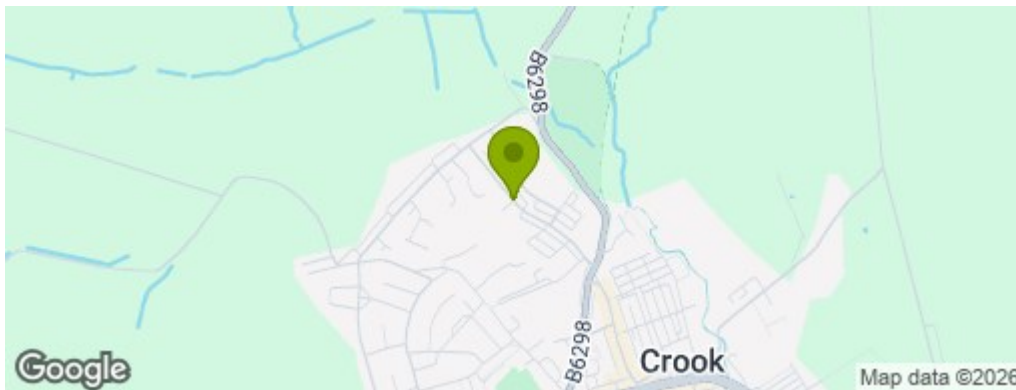
This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of details, materials, views 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