



School Street, Howden Le Wear, DL15 8HJ
2 Bed - House - Mid Terrace
£80,995

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School Street

Howden Le Wear, DL15 8HJ

* RECENTLY REFURBISHED * NO FORWARD CHAIN *

Robinsons are delighted to offer to the market, with the benefit of no onward chain, this recently refurbished two-bedroom double house. Spanning approximately 900 sq. ft, the property has been thoughtfully extended over the years, including a double-storey addition that provides a first-floor bathroom and a useful ground-floor utility room.

The home is warmed by a gas combination boiler and benefits from UPVC double-glazed windows. Renovation works include a new kitchen and bathroom, updated flooring, contemporary decoration throughout, a new front door, and a wall-mounted electric fire in the lounge, creating a modern and welcoming interior.

On the ground floor, the entrance hallway features wood-effect flooring that continues throughout the ground floor (excluding Larder cupboard), a central heating radiator, and a staircase leading to the first-floor landing. The lounge offers a wall-mounted electric fire and an understairs storage cupboard. The kitchen has been recently fitted with a modern range of wall, base, and drawer units, integrated oven, halogen hob with extractor fan, plumbing for a dishwasher, and space for a fridge/freezer. The adjoining utility room provides additional plumbing for a washer, space for a dryer, and a large larder cupboard, completing the ground-floor accommodation.

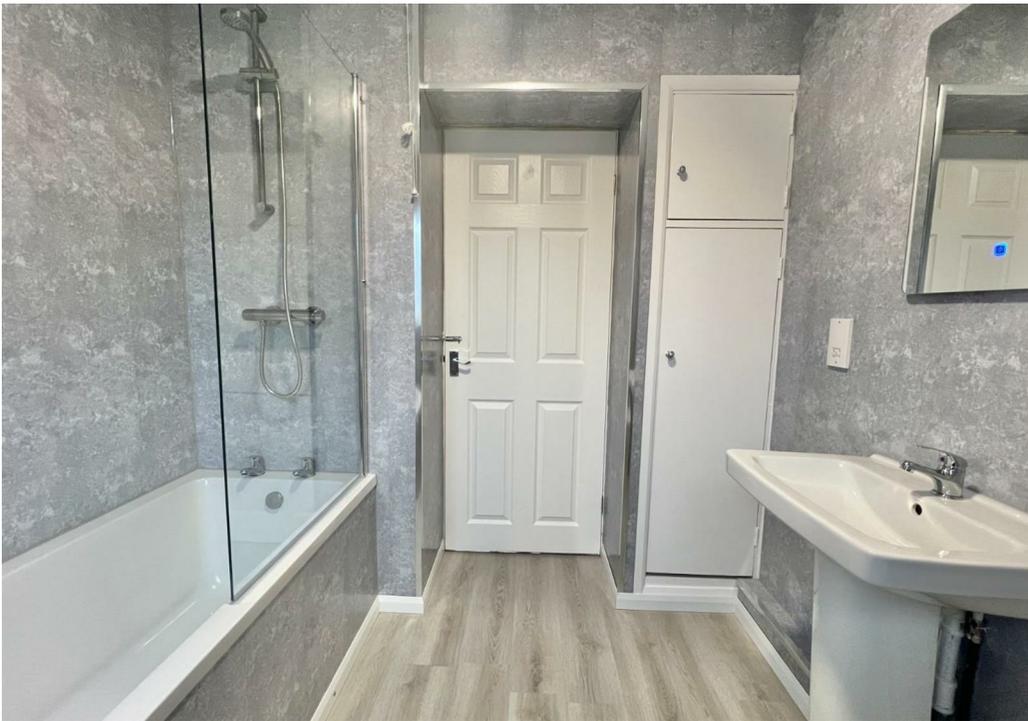
Upstairs, there are two double bedrooms. The re-fitted bathroom features a three-piece suite including a bath with mains shower attachment and screen, wash hand basin, and WC.

Externally, the property enjoys an enclosed rear yard with recently installed timber fencing, a new gate, and LED lighting, offering a private and secure outdoor space.











Location

School Street is conveniently positioned in Howden Le Wear, within walking distance of a well-regarded primary school. The village also offers a post office, petrol station, and is served by a regular bus route, making it both practical and accessible.

Viewings

Please contact Robinsons for an internal viewing.

Agent notes

Council Tax: Durham County Council, Band A - Approx £1,701 pa

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 – yes

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

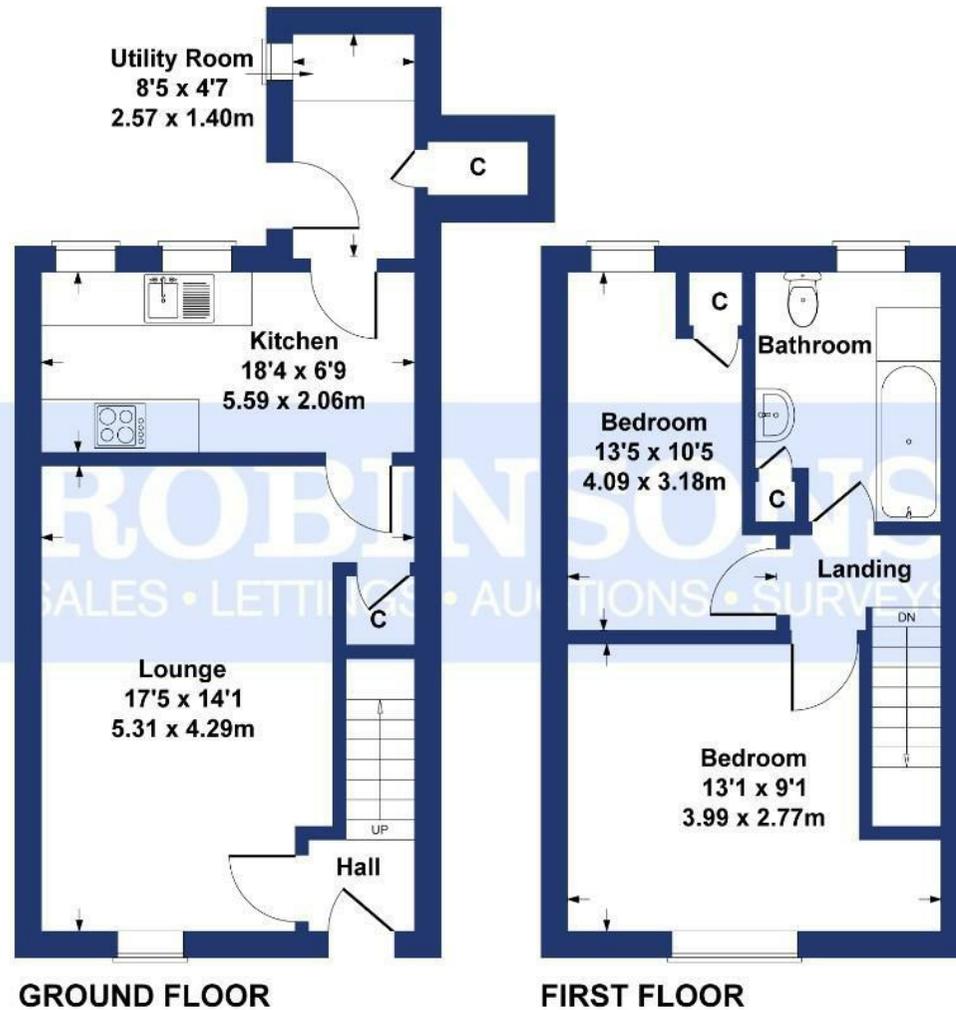
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

School Street Howden Le Wear

Approximate Gross Internal Area
744 sq ft - 69 sq m



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. 2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		87
(61-81)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



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