Hargill Road, Howden Le Wear, DL15 8HL
2 Bed - House - Mid Terrace
£111,355

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Hargill Road
Howden Le Wear, DL15 8HL

Robinsons have the pleasure of offering to the sales market this beautifully presented two-bedroom mid-terrace house, which offers a warm and inviting cottage feel throughout. The property benefits from a number of attractive features, including hard flooring to the ground floor, a solid wood fitted kitchen and a main bedroom with en-suite WC.

One of the standout features of this lovely home is the recently upgraded central heating system, which has been expertly installed with consideration given to the room sizes and the appropriate radiator sizes for each room. The system is complemented by a Worcester Bosch Greenstar 4000 gas combination boiler, which was installed with a 12-year warranty. The flat roof has also been recently replaced with a EPDM Rubber Roofing for decades of protection.

The internal accommodation comprises an entrance into the lounge, with staircase leading to the first-floor landing. The open-plan kitchen/dining room is fitted with a range of wall, base and drawer units, together with integrated appliances including a 'SMEG' hob and oven which have been recently installed, dishwasher and fridge/freezer. There is also space for a washing machine, dryer and dining table. A rear hallway leads to the ground-floor shower room, which is fitted with a three-piece suite.

To the first floor, there are two bedrooms. The main bedroom benefits from fitted wardrobes, an en-suite WC and a loft hatch with pull-down ladder. The second bedroom enjoys a large rear-facing window, providing pleasant views.

Externally, the property has a small forecourt garden to the front with gated access. To the rear, there is a hardstanding area providing off-road parking, along with space for a table and chairs and a useful bin store.

SIEMENS

Location

Hargill Road is conveniently situated within the popular village of Howden-le-Wear, within walking distance of the local primary school and regular bus links. The village offers a range of everyday amenities, including a post office, fish and chip shop, petrol station, automotive services and the Victoria Centre, which hosts regular concerts and piano recitals.

The surrounding area provides excellent access to the neighbouring towns and beautiful countryside. Crook town centre is just a short drive or walk away and offers a wide range of shopping amenities, healthcare facilities, cafés and restaurants. Bishop Auckland, Spennymoor and Durham City are also within easy reach, making the location ideal for those needing to commute or access a wider range of amenities.

For those who enjoy the outdoors, the stunning Weardale countryside is easily accessible, offering beautiful scenery, far-reaching countryside views and a wealth of scenic walking routes to explore.

This charming home is sure to appeal to a variety of buyers and early viewing is highly recommended to fully appreciate the accommodation and features on offer.

Please contact Robinsons for further information and to arrange your viewing.

Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1748 p.a
Tenure: Freehold

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 (not metered)
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, check with seller
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 – check with seller
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – any alterations or conversions etc.
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

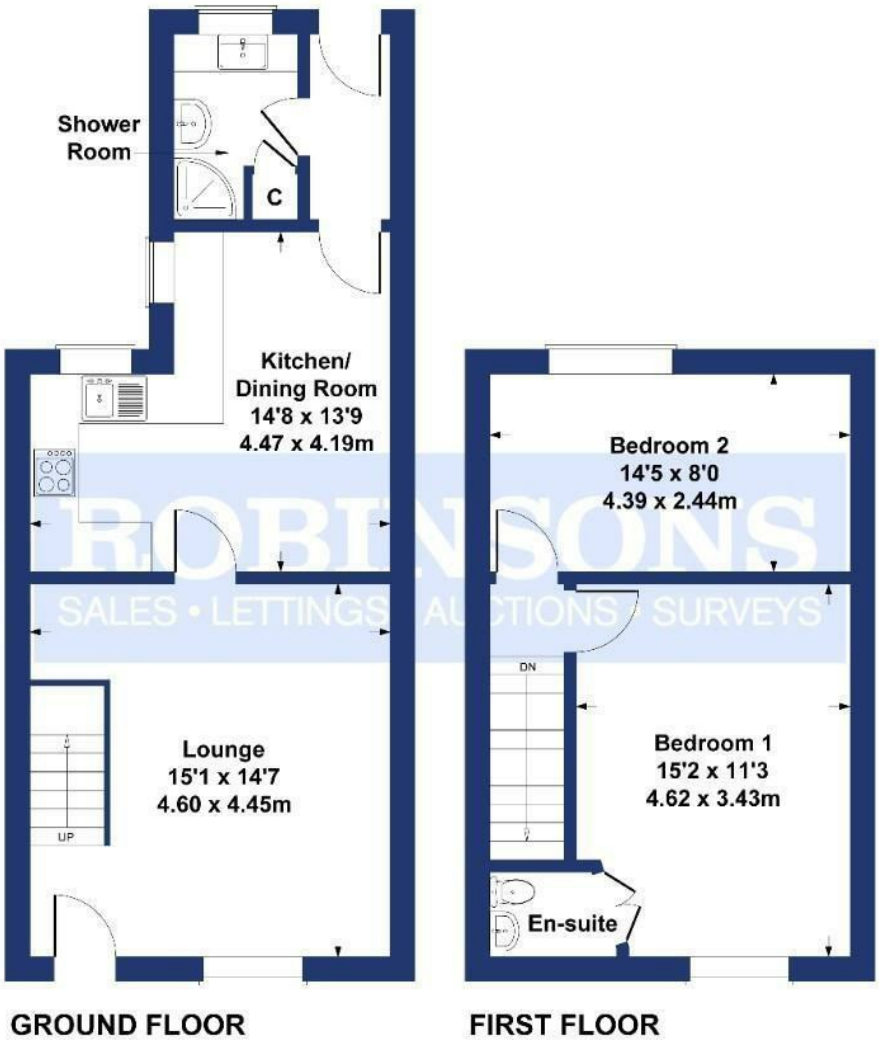
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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.

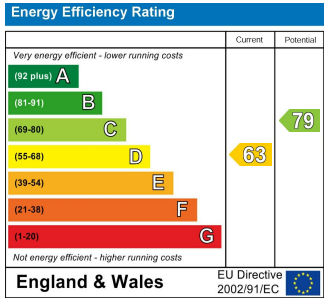
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser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

VOGUE
SEWING

Hargill Road Howden Le Wear

Approximate Gross Internal Area
808 sq ft - 75 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. 2025

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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