

Hood Street, St Johns Chapel, DL13 1QR
2 Bed - House - Mid Terrace
Starting Bid £99,950

ROBINSONS
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Hood Street
St Johns Chapel, DL13 1QR

For sale by modern auction - guide price £99,950 plus reservation fee
AUCTION END DATE 25-06 -2025 at 14:00

* SINGLE GARAGE * REAR GARDEN * NO FORWARD CHAIN * POPULAR WEARDALE VILLAGE * VIEWING HIGHLY RECOMMENDED *

Robinsons are excited to offer to the sales market, with the bonus of no forward chain, this charming two bedroom stone built cottage, located in the ever popular village of St Johns Chapel. The property enjoys a garden to the rear and a single garage, something which is rare to find in the area. The cottage is full of character throughout and requires an internal viewing to fully appreciate.

The cottage is warmed by LPG gas central heating and has double glazed windows. The accommodation is spread across three floors and comprises; an open plan kitchen/reception room, bathroom/WC to the lower ground floor; to the ground floor there is a lounge and a bedroom. A staircase leads to the first floor which has a further bedroom and a staircase which leads to the attic room.

Outside at the rear there is a storage cupboard which houses the gas boiler. Over the back lane is a garden which has river views, single garage with up and over door.

The property is conveniently positioned in St Johns Chapel which is a popular village in Weardale 'An area of outstanding natural beauty'. The village has a primary school, grocery store, public house and café. It is on a bus route and gives access to neighbouring towns and villages, including Stanhope.
















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Agents Notes
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: LPG
EPC Rating: G
Tenure: Freehold
Council Tax Band: B
Annual Price: £1,984.00
Broadband
Basic
12 Mbps
Superfast
80 Mbps
Mobile Signal: Average

Disclaimer
The preceding details have been sourced from the seller and OntheMarket.com. 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. Robinsons cannot accept liability for any information provided.

Modern auction
Auctioneer Comments
This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements
The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

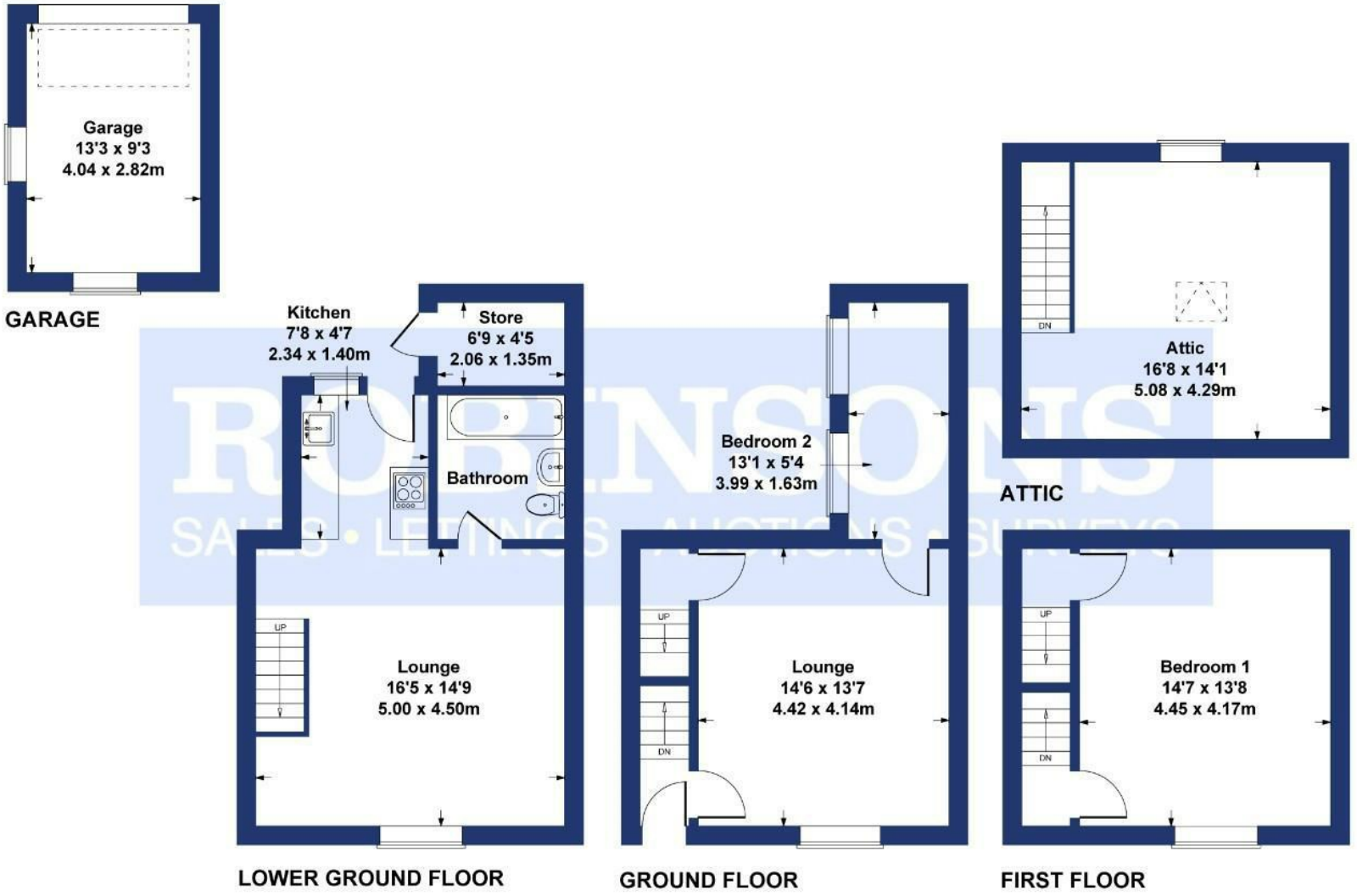


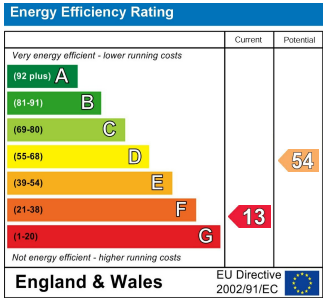



ROBINSONS
01388 76347
FOR SALE

Hood Street St Johns Chapel

Approximate Gross Internal Area
1308 sq ft - 122 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. 2024

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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