



West View, East Hedley Hope, DL13 4PT
2 Bed - House - Mid Terrace
£145,000

ROBINSONS
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West View

East Hedley Hope, DL13 4PT

Robinsons are pleased to offer for sale this delightful two-bedroom cottage, nestled in the picturesque hamlet of East Hedley Hope. The property has been tastefully renovated in recent years, and has the benefit of a attic conversion and large garage/workshop in the rear garden.

Heating is provided by oil central heating along with a multi fuel stove in the lounge, the windows are UPVC double glazed which were fitted in 2023.

The ground floor accommodation consists of a entrance porch, ideal for coat and boot storage, kitchen/dining room equipped with a variety of wall and base units with space for appliances and dining table, spacious lounge with an inglenook fireplace and multi fuel stove, French doors open to give access to the rear garden.

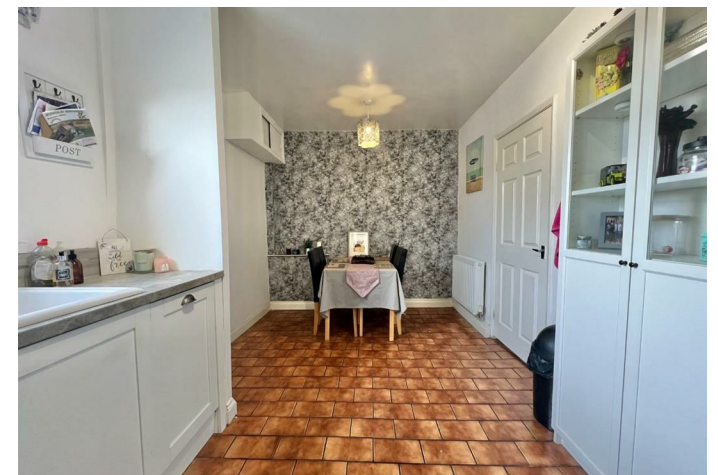
To the first floor there are two double bedrooms both having wardrobes space and a pleasant outlook. The bathroom has been upgraded with a modern three-piece suite, including a bath with an overhead shower.

A further staircase from the landing gives access to the attic conversion which has Two 'Velux' style windows, this room would be ideal for a number of purposes.

Outside, the property boasts private front and rear gardens, and also includes a versatile garage/workshop.

Situated just 9 miles from Durham City Centre, the cottage enjoys beautiful countryside and woodland views, while benefiting from excellent road links to nearby villages, which provide a variety of amenities and regular transport services.

For more details or to arrange a viewing, please contact Robinsons.













Agents Notes

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Oil central heating
EPC Rating: E
Tenure: Freehold
Council Tax Band: A
Annual Price: £1,701.00
Broadband
Basic
6 Mbps
Ultrafast
1800 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.

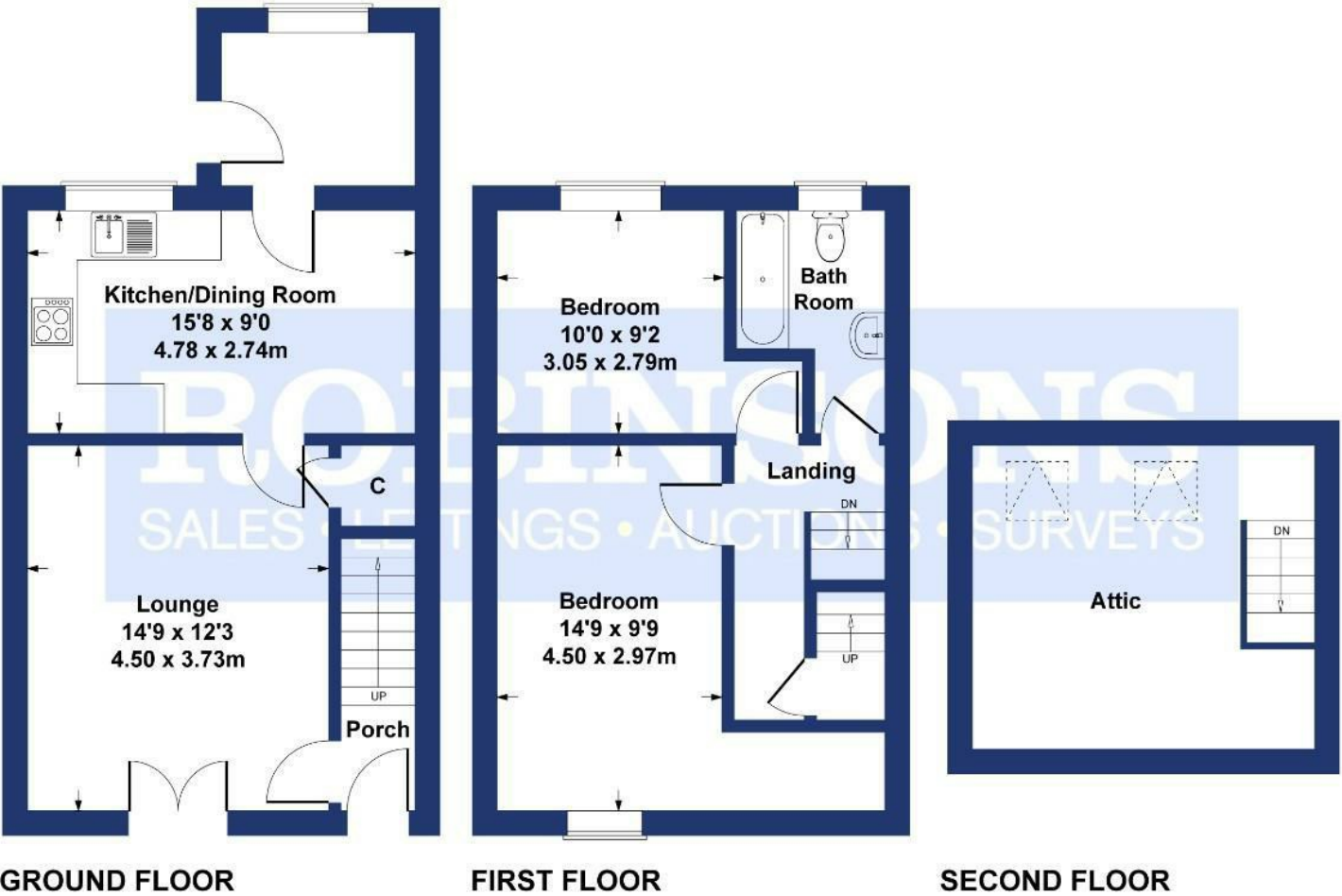




West View East Hedley Hope

Approximate Gross Internal Area
816 sq ft - 76 sq m
(Excluding Attic)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	44	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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.

