

Holly Terrace, Howden Le Wear, DL15 8HD
2 Bed - House - Mid Terrace
£79,950

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Holly Terrace
Howden Le Wear, DL15 8HD

* NO FORWARD CHAIN * ATTIC CONVERSION *

Robinsons have the pleasure of offering to the sales market, with the benefit of NO FORWARD CHAIN this two bedroom house with attic conversion. The property is well presented throughout and is warmed by a gas combination boiler and has UPVC double glazed windows.

The house has attractive features throughout with solid wood flooring, gas fire and bay window. The internal accommodation comprises; entrance vestibule, lounge with bay window to the front aspect. Kitchen/dining room with a range of wall, base and drawer units with space for appliances and dining table. Pleasant conservatory which leads to the rear yard.

To the first floor there are two bedrooms, the main being a generous size double room with storage cupboard and fire place. House bathroom with four piece suite, including bath and separate shower cubicle. A further staircase leads to the attic conversion which is a versatile room and could be used for many purposes.

Outside there is a enclosed garden to the front of the property and a yard to the rear with brick storage shed.

Howden Le Wear is a popular village and has a primary school, post office and village shop, butchers and fish & chip shop, it is on a regular bus route giving easy access to other neighbouring towns including Crook and Bishop Auckland.

An internal viewing comes highly recommended, please contact Robinsons to arrange yours.








CAPPUCCINO
NECTAR TEA
BOOTHS





















Agents Notes
Council Tax: Durham County Council Band A £1`701.00
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

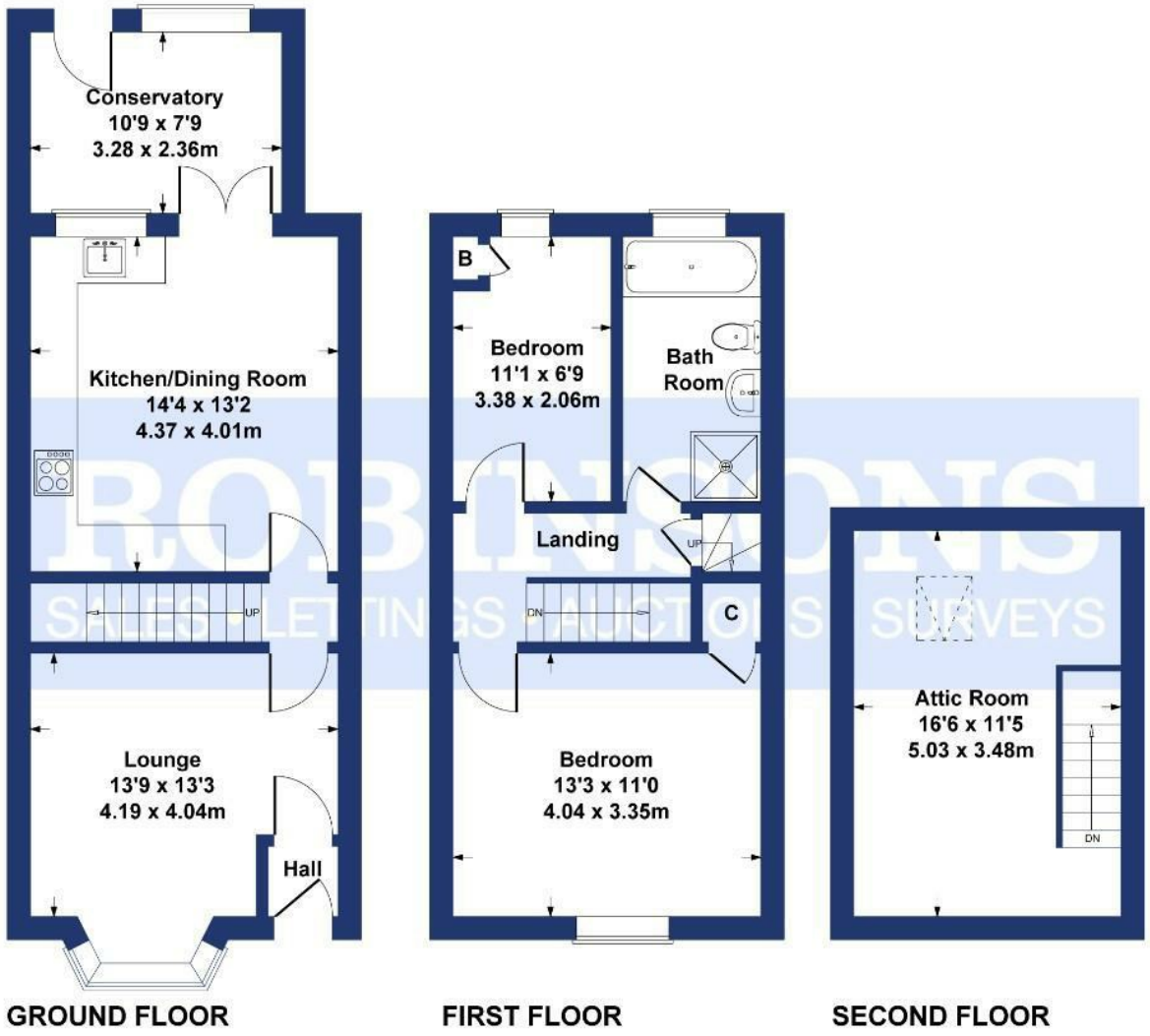
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – no
Probate – being applied for N/A
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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

Holly Terrace Howden Le Wear

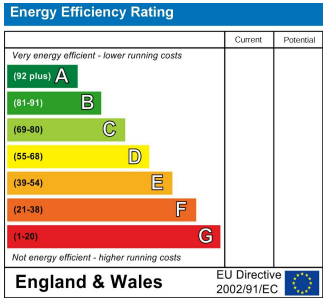
Approximate Gross Internal Area
1078 sq ft - 100 sq m



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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