



High Street, DL13 4DL  
2 Bed - House - Terraced  
£99,950

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## High Street , DL13 4DL

Robinsons have the pleasure of offering to the sales market this charming terraced house which offers a delightful blend of modern comfort and traditional character. The house has undergone a programme of renovation in recent years and would make an ideal choice for those seeking a move-in ready home.

Some updating works include a new roof, new gas boiler and radiators, ensuring warmth and efficiency throughout the colder months. The installation of new UPVC double glazed windows and doors not only improves energy efficiency but also enhances the overall aesthetic of the property.

Upon entering, you are greeted by a welcoming hallway with staircase to the first floor, reception room with log burning stove. The newly fitted kitchen is a standout feature, equipped with contemporary appliances and stylish finishes, perfect for both cooking and entertaining. The kitchen also has a coal and log burning stove with cooking options.

To the first floor the property boasts two well-proportioned bedrooms, providing ample space for rest and privacy. The bathroom has also been tastefully updated, ensuring a fresh and inviting space for relaxation. The main bedroom has a spiral staircase leading to the attic conversion which adds a versatile room that can be adapted to suit your needs, whether as a home office, playroom, or chill out room.

Outside the house has an enclosed yard which enjoys a good degree of sunlight.

With its prime location on High Street, residents will enjoy easy access to local amenities, shops, and transport links. This terraced house is a perfect opportunity for first-time buyers, small families, or investors looking for a property that combines modern living with convenience. Do not miss the chance to make this lovely house your new home.























#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

EPC Rating: TBC

Tenure: Freehold

Council Tax Band: A

Annual Price: £1,701

Broadband

Basic

18 Mbps

Superfast

80 Mbps

Mobile Signal: Average/Good

#### 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.





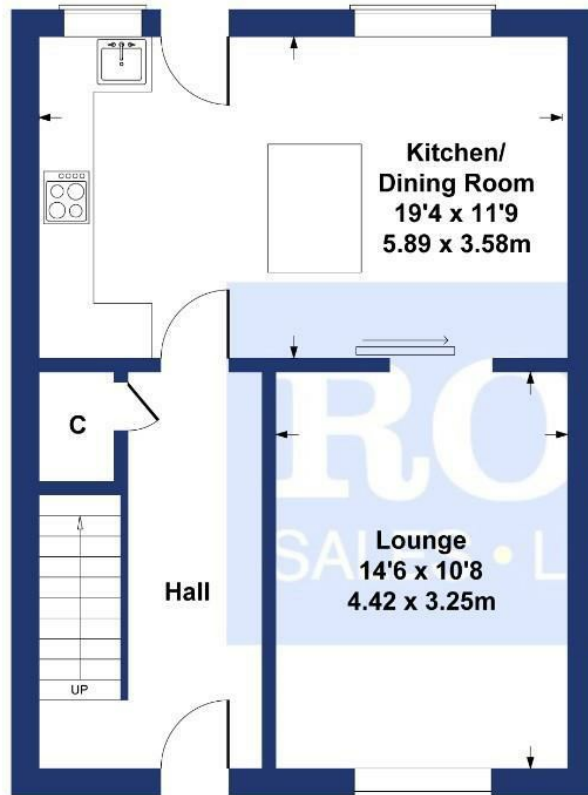




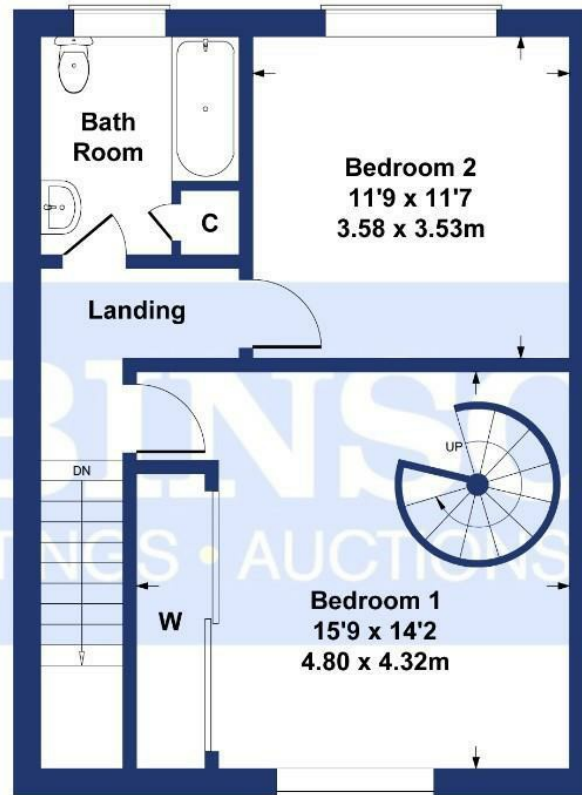
# High Street Tow Law

Approximate Gross Internal Area  
1375 sq ft - 128 sq m

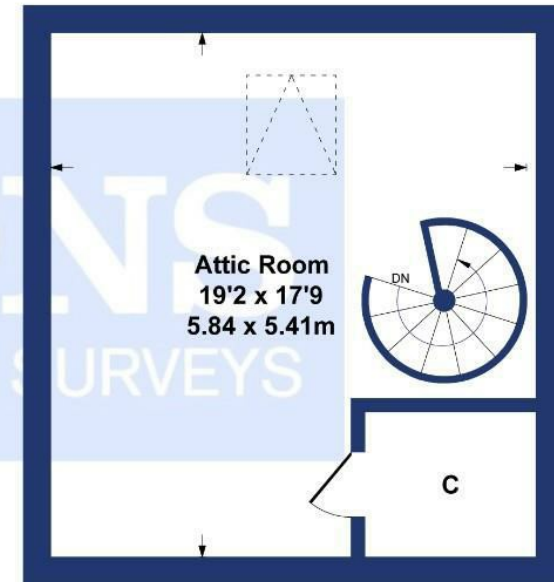
| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (82 plus) <b>A</b>                          |         |           |
| (81-81) <b>B</b>                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



GROUND FLOOR



FIRST FLOOR



ATTIC

## 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.



