High Hope Street, Crook, DL15 9JB

2 Bed - House - End Terrace

£120,000

ROBINSONS

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* BEAUTIFULLY PRESENTED * ACCOMMODATION OVER THREE FLOORS * RE-FITTED KITCHEN AND BATHROOM * TWO RECEPTION ROOMS * ENCLOSED GARDEN WITH OFF ROAD PARKING * VIEWING HIGHLY RECOMMENDED *

We are excited to offer to the sales market this beautifully presented two bedroom end terrace house which has the benefit of an enclosed rear garden with off road parking. The house has undergone a programme of refurbishment in recent years and has a re-fitted kitchen with central island, re-fitted bathroom, solid oak internal doors and stylish decoration throughout. The house is warmed by a gas combination boiler and has UPVC double glazed windows.

The internal accommodation comprises; entrance hallway with staircase to the first floor landing. Lounge with French doors and Juliet balcony to the rear aspect, dining room with log burning stove and a staircase leading to the lower ground floor. The lower ground floor is where you will find the impressive re-fitted kitchen which has a range of contemporary wall, base and drawer units with matching central island and breakfast bar, some integrated appliances and space for others. To the second floor there are two spacious bedrooms both having solid wood flooring. To conclude the floor plan there is a re-fitted bathroom with three piece suite including mains shower over bath.

Outside there is a an enclosed garden which has been designed for easy maintenance with paved patio areas. There are timber gates opening allowing off road parking. There is a storage shed and an summer house which has electric and lighting.

High Hope Street is conveniently positioned in Crook being within walking distance of the town centre which has a wide range of shopping facilities. It is also within walking distance of schooling and bus links.

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

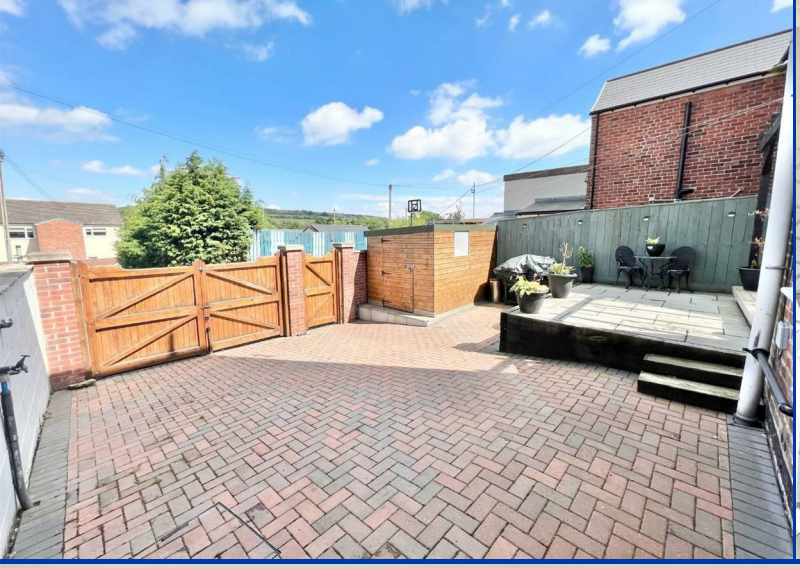
Agents Notes
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas central heating
EPC Rating: D
Tenure: Freehold

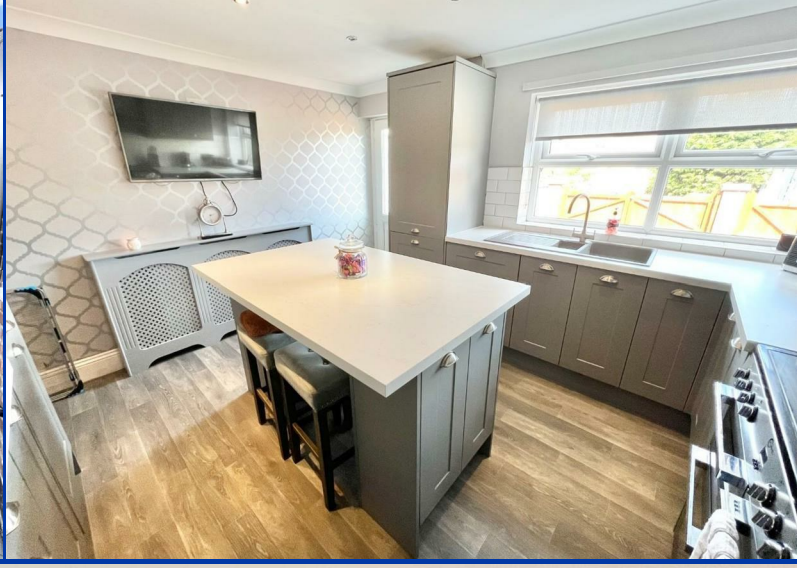
Durham Council Tax Band: A
Annual Price: £1,701.00
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

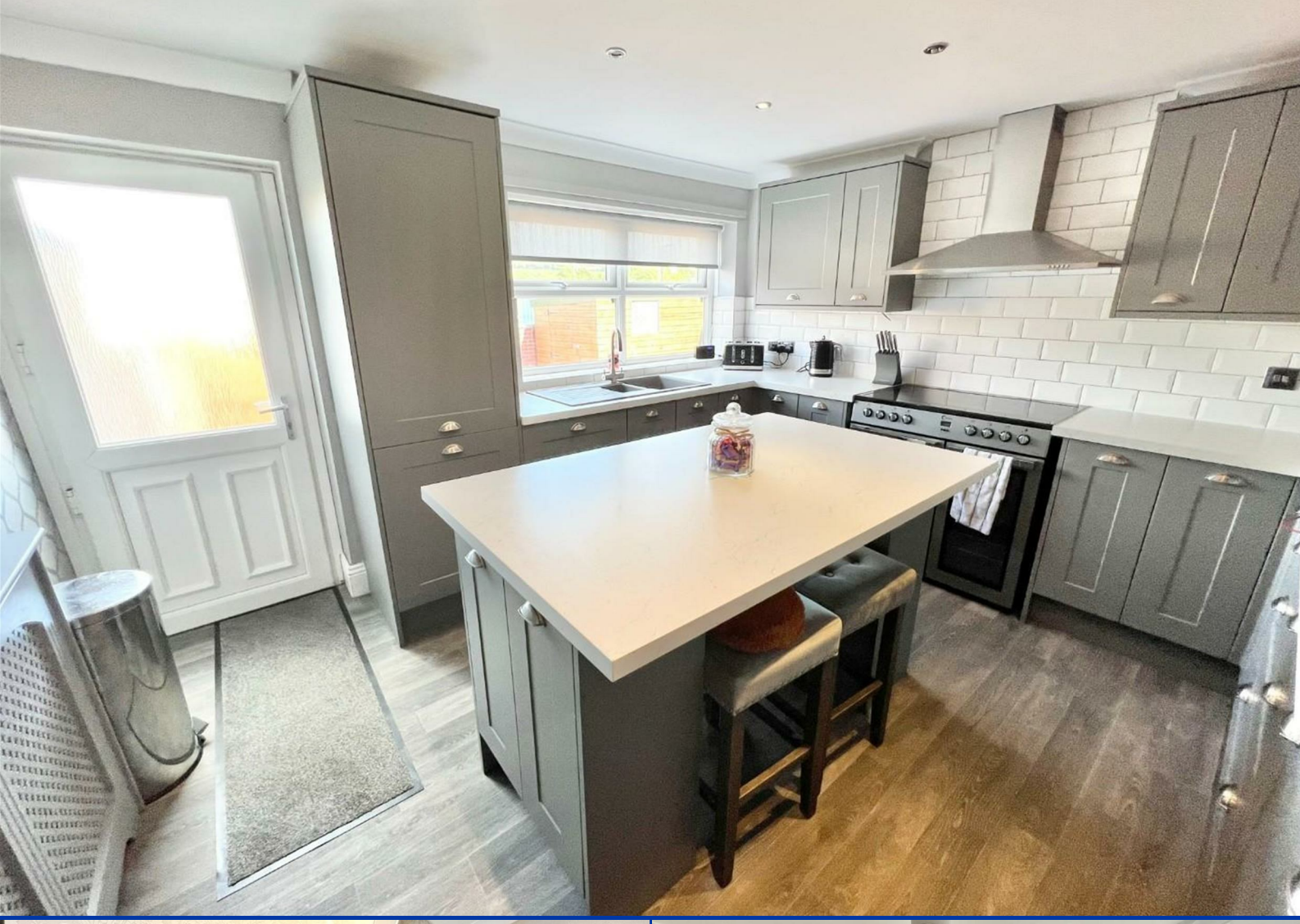
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – yes
Probate – 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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.







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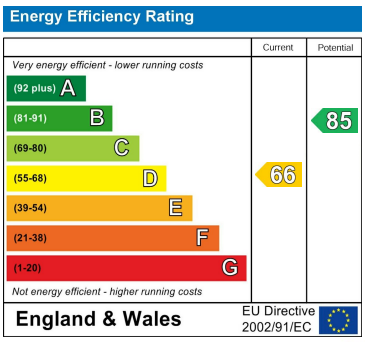

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RICS

ARLA Association of Residential Letting Agents

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