



School Street, Howden Le Wear, DL15 8HJ
2 Bed - House - Mid Terrace
£86,000

ROBINSONS
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School Street

Howden Le Wear, DL15 8HJ

* NO FORWARD CHAIN * RECENTLY RENOVATED *

Located in the popular village of Howden Le Wear we have the pleasure of offering to the sales market this recently RENOVATED two bedroom mid terrace house, which is being sold with NO FORWARD CHAIN.

The house has recently undergone a programme of refurbishment and has been finished to a stunning standard with stylish fixtures and fittings throughout. Some of the renovation works include an electric re-wire, newly fitted contemporary kitchen and bathroom, modern decoration and flooring throughout. The house is warmed by gas central heating and has UPVC double glazed windows.

The internal accommodation comprises; entrance vestibule, spacious lounge, kitchen with a range of wall, base and drawer unit with integrated hob, oven and extractor fan, space for other appliances and dining room table, useful understairs storage cupboard.

To the first floor there are two well proportioned bedrooms and a impressive bathroom with four piece suite including shower enclosure and bath.

Outside the house has a good size yard to the rear which has been designed for easy maintenance.

School Street is well positioned in Howden Le Wear and is within strolling distance of a primary school, the village shop has a post office/grocery store, petrol station, and is on a bus route to neighbouring towns.

Contact Robinsons for further information and to arrange an internal viewing.









Agents Notes

Council Tax: Durham County Council, Band A £1701.00

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.

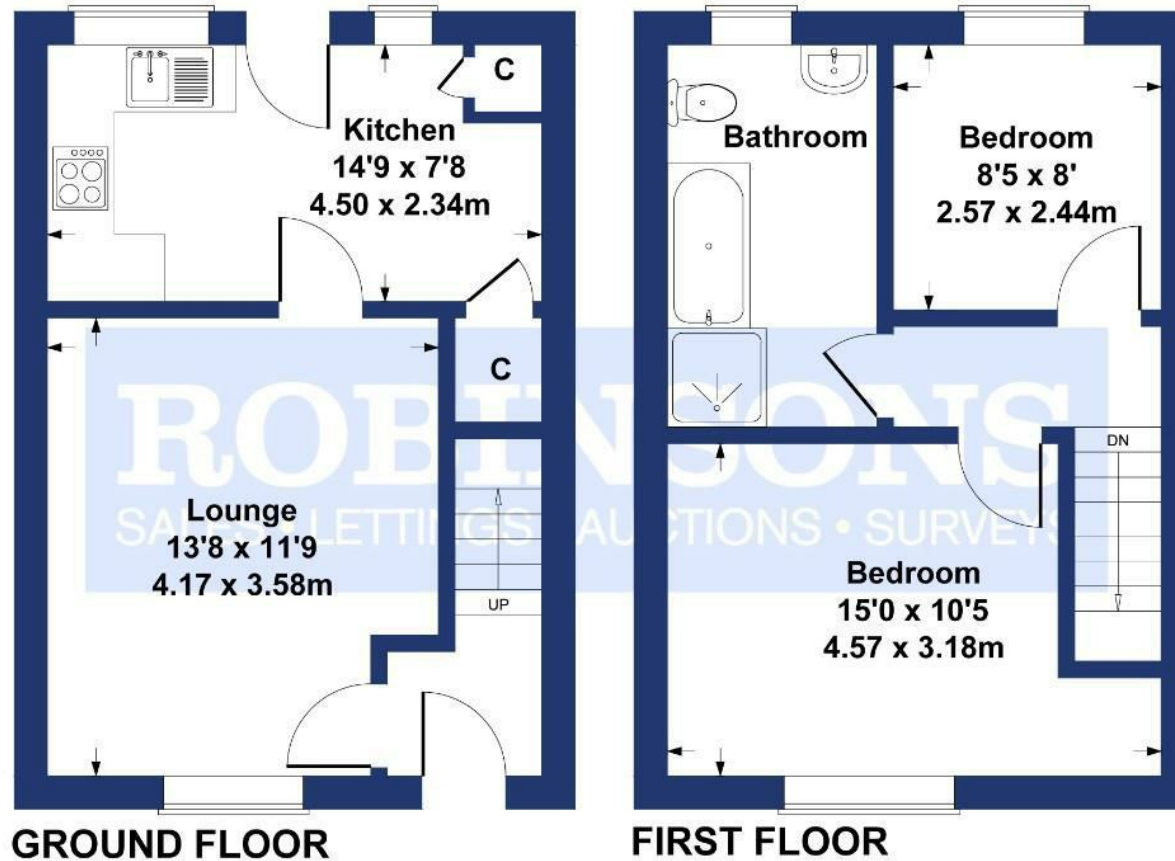
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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.

School Street Howden Le Wear

Approximate Gross Internal Area
644 sq ft - 60 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

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (82 plus) A | | 88 |
| (81-81) B | | |
| (69-80) C | | 63 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

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.

