



Hill Terrace, Billy Row, DL15 9SR
2 Bed - House - Mid Terrace
£65,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Hill Terrace

Billy Row, DL15 9SR

* NO FORWARD CHAIN *

Robinsons are delighted to offer to the sales market this well-presented two double bedroom mid-terrace home, situated in the popular village of Billy Row, on the outskirts of Crook. The property enjoys a pleasant open aspect to the rear and is offered for sale with the benefit of NO FORWARD CHAIN.

The property is warmed via a gas-fired Baxi combination boiler and benefits from double glazed windows throughout.

The internal accommodation comprises; entrance porch leading into the lounge, which features French doors providing access to the front garden, together with a useful understairs storage cupboard. The kitchen is fitted with a range of wall, base and drawer units, with space for appliances. A rear hallway provides access to the shower room.

To the first floor there are two well-proportioned double bedrooms. The front bedroom benefits from built-in wardrobes and a useful over-stairs storage cupboard, while the rear bedroom has built-in storage and enjoys a pleasant open aspect from the rear window.

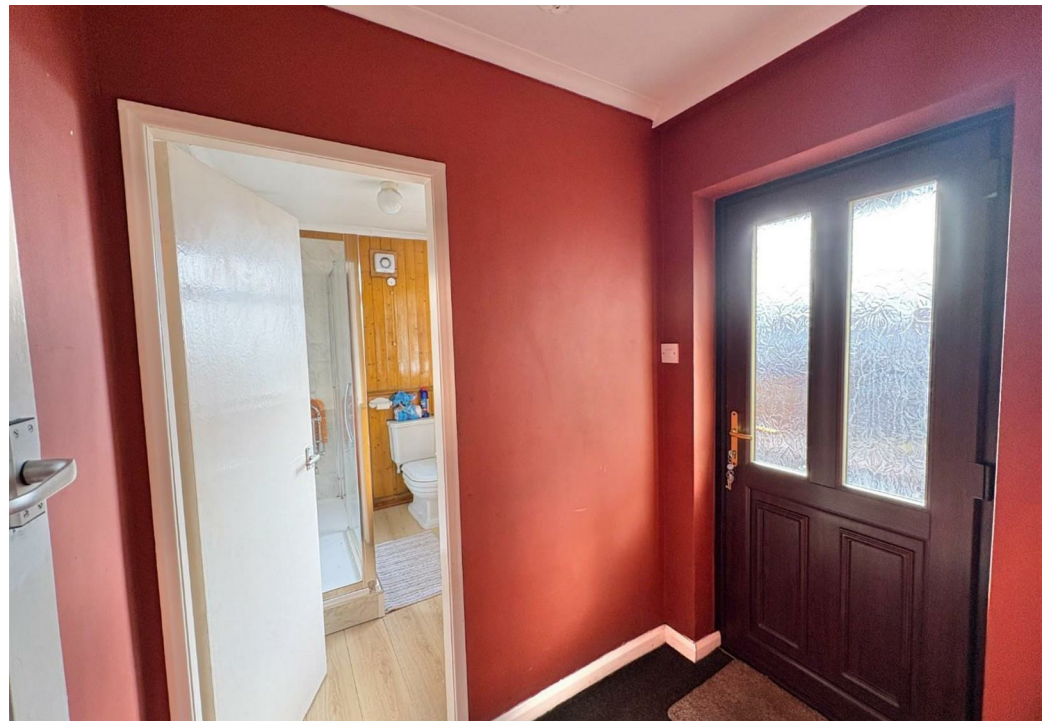
Externally, there is a garden to the front, while immediately to the rear is an enclosed yard.

Across the rear lane is a garage, which is situated on a leased piece of land from Durham County Council. A rent of £170 per annum is currently payable (as of 2026), with the lease capable of being transferred to the new owner, subject to the relevant terms and conditions.

Billy Row is a popular village situated on the outskirts of Crook, offering a range of local amenities including a primary school and well-regarded village pub and restaurant. The village is also ideally positioned for access to an abundance of scenic countryside walks and beautiful surrounding views.

Early viewing is highly recommended. Contact Robinsons today for further information or to arrange an internal inspection.











Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1748 p.a

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 – yes

Probate – NA

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.

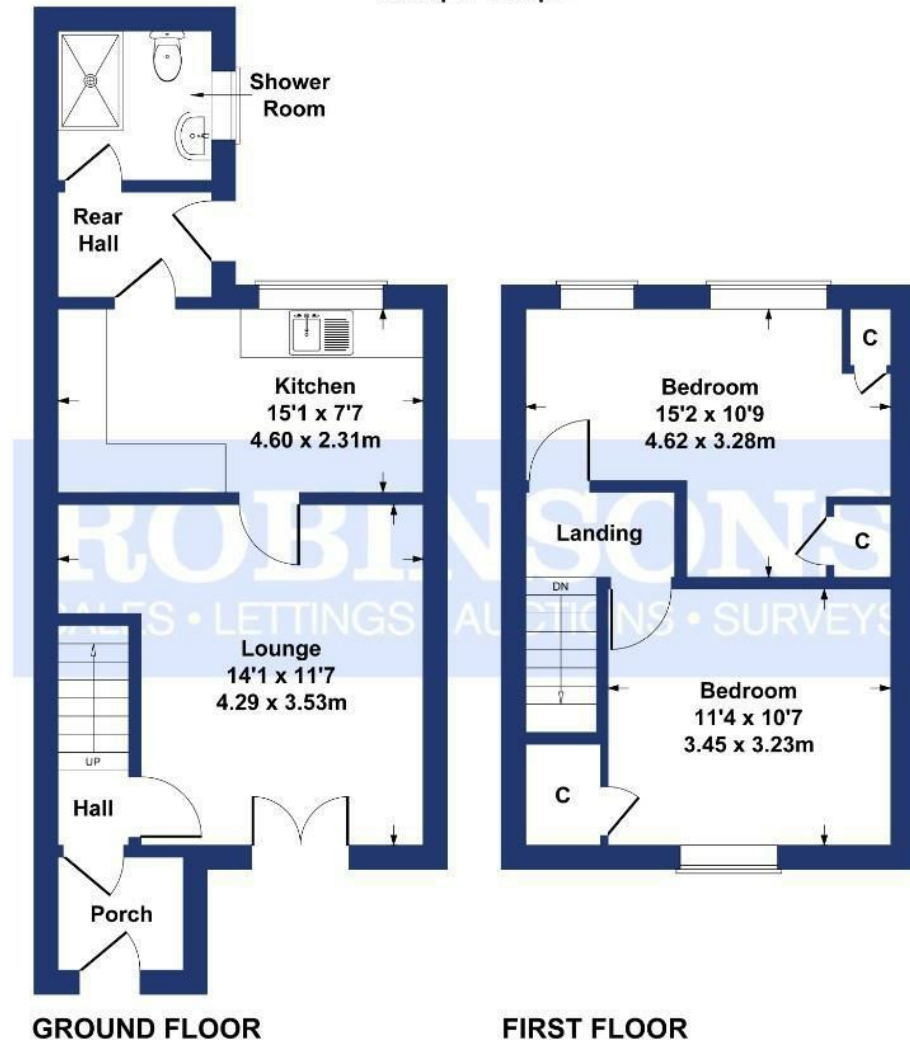
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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.

Hill Terrace Billy Row

Approximate Gross Internal Area
768 sq ft - 71 sq m



GROUND FLOOR

FIRST FLOOR

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. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.



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