



Hargill Road, Howden Le Wear, DL15 8HL
2 Bed - House - Terraced
£112,500

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Hargill Road

Howden Le Wear, DL15 8HL

Robinsons are delighted to offer to the sales market this attractive two bedroom mid terrace house which is being sold with NO FORWARD CHAIN. The house has undergone a programme of refurbishment in recent years and boasts a modern fitted kitchen, contemporary decoration and flooring throughout and it's warmed by gas central heating and has UPVC double glazed windows.

One of the stand-out features of this property is the driveway, garage and garden located at the rear of the property.

The internal accommodation comprises; entrance vestibule, lounge with understairs storage cupboard, dining room. Modern fitted kitchen with space for fridge & freezer and washer/dryer. Rear porch which would be ideal for coat and boot storage.

To the first floor there are two well proportioned bedrooms and a shower room with walk-in shower area. The landing has loft access which is boarded with lighting and pull down ladder.

Outside the house has a small enclosed garden to the front and immediately to the rear there's a yard and hard standing for off road parking. Over the back lane there is a further space for a small vehicle, a garage and an enclosed garden with pleasant outlook over fields.

Hargill Road is conveniently located in Howden Le Wear and is within walking distance of primary schooling and bus links. Howden also has a post office, family butchers, fish and chip shop and petrol station.

Please contact Robinsons for further information.













Agents 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
3 Mbps
Superfast
61 Mbps
Ultrafast
1800 Mbps
Mobile Signal: Average

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.





Hargill Road Howden Le Wear

Approximate Gross Internal Area

783 sq ft - 73 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. 2025

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		68	84
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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