



Hargill Road, Howden Le Wear, DL15 8HL
2 Bed - House - Terraced
£110,000

ROBINSONS
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Hargill Road

Howden Le Wear, DL15 8HL

* NO FORWARD CHAIN * OFF ROAD PARKING * BEAUTIFULLY PRESENTED THROUGHOUT *

Robinsons have the pleasure of offering to the sales market with the benefit of NO FORWARD CHAIN this beautifully presented two bedroom mid terrace house. The property has a cosy cottage feel throughout with attractive features including hard flooring to the ground floor, solid wood fitted kitchen and the main bedroom having an en-suite WC. The property is warmed by gas central heating and has UPVC double glazed windows.

The internal accommodation comprises; Lounge with staircase to the first floor landing. Open plan kitchen/dining room with a range of wall, base and drawer units with integrated appliances, including hob and oven, dishwasher and fridge/freezer, space for washing machine and dining table. Rear hallways and ground floor shower room.

To the first floor there are two bedrooms, the main having fitted wardrobes and an en-suite WC, loft hatch with pull down ladder. Second bedroom with large window to the rear aspect.

Outside the house has a small forecourt garden to the front with gated access. At the rear there is a hard standing for off road parking and space for a table and chairs and bin store.

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, fish and chip shop and petrol station.

Please contact Robinsons for further information.













Agent notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

EPC Rating: D

Tenure: Freehold

Council Tax Band: A

Annual Price: £1,701.00

Broadband

Basic

8 Mbps

Superfast

80 Mbps

Ultrafast

1800 Mbps

Mobile Signal: Average/Good

Disclaimer

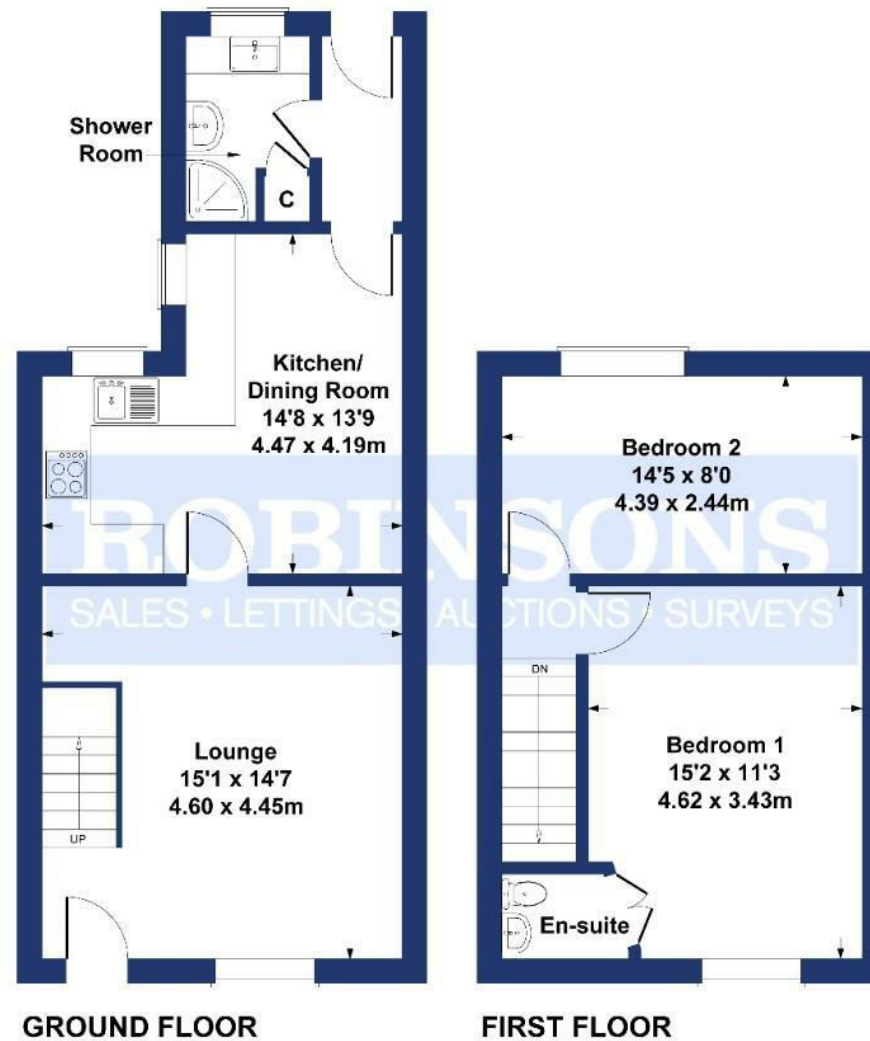
The preceding details have been sourced from the seller and OntheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.





Hargill Road Howden Le Wear

Approximate Gross Internal Area
808 sq ft - 75 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		
(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

79

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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.



Royal Corner, Crook, County Durham, DL15 9UA
Tel: 01388763477
info@robinsonscrook.co.uk
www.robinsonsestateagents.co.uk

