



Front Street, Rookhope, DL13 2BA
3 Bed - Bungalow - Detached
Starting Bid £165,000

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Front Street Rookhope, DL13 2BA

For sale by modern auction, starting price £165,000, plus reservation fee.

* NO FORWARD CHAIN *

Welcome to this charming, stone built three bedroom detached bungalow located on Front Street in the picturesque village of Rookhope. The property is being sold with the benefit of no forward chain.

This delightful property boasts a spacious reception room, three cosy bedrooms, and a well-maintained bathroom, offering comfortable living spaces for you and your family. The bungalow's layout is ideal for those seeking single-level living or looking to downsize without compromising on space. The property is warmed by a oil central heating boiler and has UPVC double glazed windows.

The internal accommodation comprises; entrance porch, kitchen which is fitted with a range of wall, base and drawer units with space for appliances. Lounge with log burner and window to front and side aspect, both enjoying a pleasant outlook. Inner hallway which gives access to three bedrooms and the bathroom.

One of the standout features of this property is the stunning countryside views that can be enjoyed from both inside the home and the enclosed garden.

The garden is enclosed and is tiered with paved patio areas, lawned areas and a timber summer house which enjoys the countryside views.

Rookhope is a popular village in upper Weardale, an 'Area of outstanding natural beauty' and is surrounded by an abundance of walking routes. Other villages are close by including St Johns Chapel and Stanhope.

Contact us today to arrange a viewing.













Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Oil central heating

EPC Rating: TBC

Tenure: Freehold

Durham Council Tax Band: B

Annual Price: £1,984.00

Broadband

Superfast

78 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.

MODERN AUCTION

Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

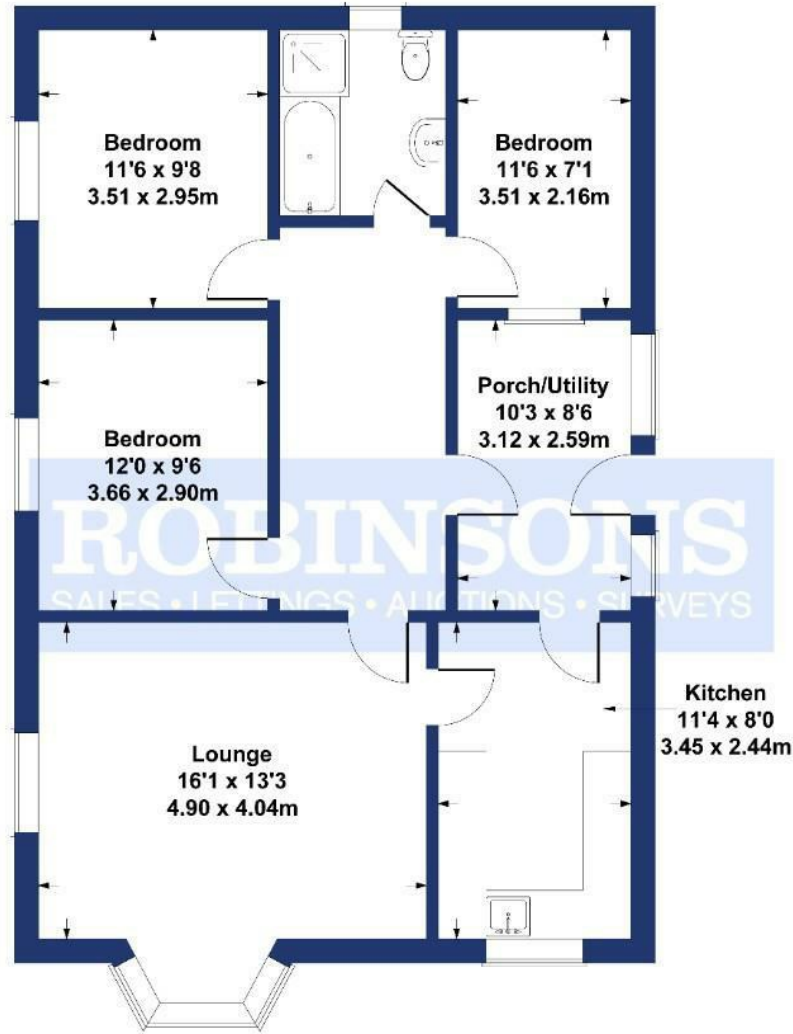
Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.



Front Street Rookhope

Approximate Gross Internal Area
937 sq ft - 87 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			63
(39-54) E			
(21-38) F		30	
(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. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons 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

