



High Hope Street, Crook, DL15 9JD  
2 Bed - House - Mid Terrace  
£79,950

**ROBINSONS**  
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## High Hope Street Crook, DL15 9JD

\* BEAUTIFULLY PRESENTED \* REAR GARDEN \* MODERN KITCHEN AND BATHROOM \* NEW UPVC DOUBLE GLAZED WINDOWS AND GAS COMBINATION BOILER FITTED IN 2023 \* COMPOSITE FRONT DOOR \*

We are delighted to offer to the sales market this beautifully presented two bedroom mid terrace house with garden to the rear. The house has modern kitchen and bathroom, it is warmed by a gas combination boiler which was fitted in December 2023 and is still under warranty, UPVC double glazed windows and composite front door fitted in 2023. The property also has the addition of a enclosed yard with brick storage sheds and a enclosed lawned garden.

The internal accommodation comprises; entrance hallway, lounge, kitchen/breakfast room with space for dining table, rear hallway with storage cupboard with plumbing for automatic washing machine, ground floor bathroom. To the first floor there are two bedrooms and a loft which is boarded.

Directly to the rear of the house is an enclosed yard with two brick storage sheds. Over the back lane in a enclosed garden which is mainly laid to lawn with another brick storage shed.

High Hope Street is well positioned in Crook being within walking distance of Crook town centre, schooling and bus links.

An internal viewing comes highly recommended, please contact Robinsons today to arrange yours.











### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

EPC Rating: D

Tenure: Freehold

Durham Council Tax Band: A

Annual Price: £1,621

Broadband

Basic

15 Mbps

Superfast

67 Mbps

Ultrafast

1000 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.



# High Hope Street Crook

Approximate Gross Internal Area  
688 sq ft - 64 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. 2019

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		66	
(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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