



**Bridge Street, Howden Le Wear, DL15 8ES**  
**2 Bed - House - Semi-Detached**  
**Starting Bid £63,000**

**ROBINSONS**  
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For sale by modern auction, guide price £63,000 plus reservation fee.

\* NO FORWARD CHAIN \* ENCLOSED REAR GARDEN \* MODERN FITTED KITCHEN \* GAS COMBINATION BOILER AND UPVC DOUBLE GLAZED WINDOWS \*

Robinsons are excited to offer to the sales market, with the benefit of NO FORWARD CHAIN this two bedroom semi-detached house. The property is well presented internally and has an attractive re-fitted kitchen, modern bathroom, 'Worcester Bosch' gas combination boiler and UPVC double glazed windows.

The internal accommodation comprises; Kitchen with a range of modern wall, base and drawer units with integrated hob and oven with space for other appliances. Spacious lounge with under stairs storage cupboard. To the first floor there are two bedrooms, the main being a generous size double, bathroom with three piece suite, including shower over bath.

Outside the house has a small hard standing area to the front. To rear garden is enclosed with gated access and has mature hedging, giving a good degree of privacy.

The house is located in the popular village of Howden Le Wear in a small pleasant cul-de-sac. The house is within walking distance of shopping amenities, bus links and schooling.

Contact Robinsons for further information and to arrange an internal viewing.

### 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.

### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

EPC Rating: E

Tenure: Freehold

Council Tax Band: A

Annual Price: £1,701

Broadband

Basic

8 Mbps

Superfast

74 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.



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## Bridge Street Howden Le Wear

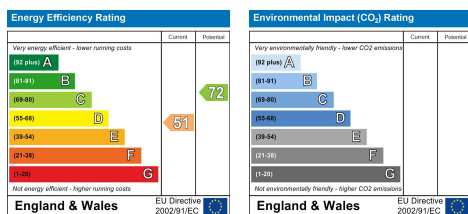
Approximate Gross Internal Area  
703 sq ft - 65 sq m



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



### DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: [info@robinsonsdurham.co.uk](mailto:info@robinsonsdurham.co.uk)

### DURHAM REGIONAL HEAD OFFICE

19A old Elvet  
DH1 3HL

T: 0191 383 0777

E: [info@robinsonsdurham.co.uk](mailto:info@robinsonsdurham.co.uk)

### CHESTER-LE-STREET

45 Front Street  
DH3 3BH

T: 0191 387 3000

E: [info@robinsonscs.co.uk](mailto:info@robinsonscs.co.uk)

### BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH

T: 01388 458111

E: [info@robinsonsbishop.co.uk](mailto:info@robinsonsbishop.co.uk)

### CROOK

Royal Corner  
DL15 9UA

T: 01388 763477

E: [info@robinsonscrook.co.uk](mailto:info@robinsonscrook.co.uk)

### SPENNYMOOR

11 Cheapside  
DH16 6QE

T: 01388 420444

E: [info@robinsonsspenny Moor.co.uk](mailto:info@robinsonsspenny Moor.co.uk)

### SEDFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: [info@robinsonssedgefield.co.uk](mailto:info@robinsonssedgefield.co.uk)

### WYNYARD

The Wynd  
TS22 5QQ

T: 0174 064 5444

E: [info@wynyardfineandcountry.co.uk](mailto:info@wynyardfineandcountry.co.uk)

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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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Royal Corner, Crook, County Durham, DL15 9UA | Tel: 01388763477 | [info@robinsonscrook.co.uk](mailto:info@robinsonscrook.co.uk)

[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)