



## School Street

Howden Le Wear DL15 8HJ

Offers Over £60,000







This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

# School Street

Howden Le Wear DL15 8HJ



- Chain Free
- EPC Grade D
- Rear yard

- Quaint One Bed Property
- Village Location
- Kitchen

- Terraced Property
- Gas Central Heating

CHAIN FREE! A quaint one bedroomed terraced property situated away from the main road in Howden Le Wear. The property has UPVC double glazing, gas central heating, a lounge with an impressive feature Inglenook style fireplace and fitted kitchen. There is a spacious bedroom and bathroom to the first floor.

## Ground Floor

### Entrance

UPVC entrance door, wall mounted cupboard housing electric meter, stairs to first floor

### Lounge

14'11" x 13'8" (4.55 x 4.17)

Two UPVC double glazed windows, central heating radiator, large, feature Inglenook style fireplace with stone mantle, surround and hearth, tv point, storage cupboard housing wall mounted gas boiler

### Kitchen

8'6" x 6'8" (2.59 x 2.03)

With a range of cream wall and base units with contrasting laminate work surfaces over, stainless steel sink unit with mixer tap, integrated electric oven and hob, extractor hood over, UPVC double glazed window, plumbing for washing machine, tiled splashbacks, vinyl flooring, Timber and glazed rear entrance door

## First Floor

### Landing

UPVC double glazed window, door to storage cupboard, loft hatch

### Bedroom

14'0" x 10'7" (4.27 x 3.23)

UPVC double glazed window, central heating radiator, loft hatch

### Bathroom/WC

Panelled bath with mains shower over, wc, wash hand basin, chrome heated towel rail, extractor fan, opaque UPVC double glazed window, tiled splash backs

### Externally

There is an enclosed yard to the rear

### Energy Performance Certificate

To view the Energy Performance Certificate for the property please use the following link:-

<https://find-energy-certificate.service.gov.uk/energy-certificate/2469-3052-4206-0645-0204>

EPC Grade D

### Other General Information

Tenure: Freehold

Gas and Electricity: Mains - Smart meter

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.  
Mobile Signal/coverage: Limited with a number of different service providers. We recommend contacting your service provider for further information.  
Council Tax: Durham County Council, Band: A Annual price: £1,624.04 (Maximum 2025)  
Energy Performance Certificate Grade D  
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.  
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

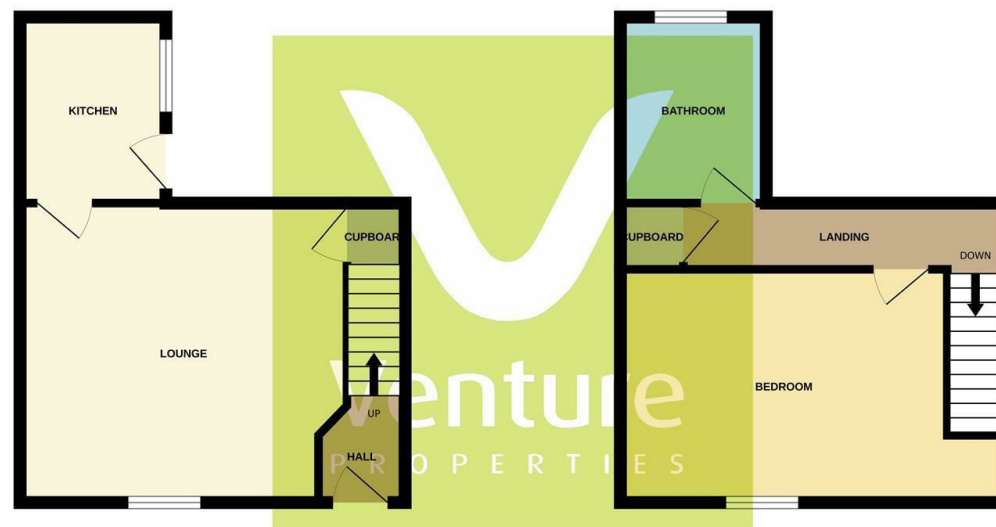
### Disclaimer

The preceding details have been sourced from the seller, OntheMarket.com and other third parties. 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. Venture Properties (Crook) Limited cannot accept liability for any information provided.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025



## Property Information

**01388 741174**

5 South Street, Crook, DL15 8NE  
crook@venturepropertiesuk.com