



## Hood Street

St. Johns Chapel DL13 1QL

Chain Free £120,000







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.





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# Hood Street

St. Johns Chapel DL13 1QL



- Chain Free
- EPC Grade D
- UPVC Double Glazed

- Area Of Outstanding Natural Beauty
- Great Investment Or First Home
- Viewing Recommended

- Stone Built Cottage
- Oil Central Heating

Nestled in the picturesque village of St. Johns Chapel, Bishop Auckland, this charming stone-built end terrace house on Hood Street offers a delightful retreat in an Area of Outstanding Natural Beauty. Spanning an impressive 861 square feet, the property features a welcoming reception room that provides a perfect space for relaxation and entertaining.

With two well-proportioned bedrooms, this home is ideal for small families or couples seeking a peaceful lifestyle. The bathroom is conveniently located, ensuring comfort and practicality for everyday living. The property has from oil central heating, providing warmth and coziness during the colder months.

This residence presents an excellent opportunity for those looking to invest in a holiday let, given its scenic surroundings and tranquil atmosphere. Additionally, there is ample scope for further improvement, allowing new owners to personalise the space to their taste and enhance its value.

Whether you are seeking a permanent residence or a charming getaway, this property on Hood Street is a rare find that combines character, comfort, and potential in a stunning rural setting. Do not miss the chance to make this delightful house your new home or holiday retreat.

## Ground Floor

### Entrance Porch

UPVC double glazed front entrance door, timber and glazed door through to:

### Lounge

15'01 x 15'01 including porch (4.60m x 4.60m including porch)  
UPVC double glazed window to the front elevation, feature timber fire surround, tiled inset and hearth, two double central heating radiators, open through to:

### Kitchen/Dining Room

14'10 x 11'05 (4.52m x 3.48m)  
Fitted with a range of laminated wall and base units, laminated working surfaces over, inset single drainer sink unit, mixer tap over, UPVC double glazed window, integral appliances including electric double oven, electric hob, extractor hood over,

double central heating radiator, plumbing and space for washing machine, understairs storage cupboard, open plan staircase to the first floor and ample space for a dining table as required.

### Side Entrance

UPVC double glazed side door and side panel

### Cloakroom/wc

Wc and UPVC double glazed window

### First Floor

### Landing

Loft access with pull down ladder

### Bedroom One

15'01 x 11'09 (4.60m x 3.58m)  
Two UPVC double glazed windows, and central heating radiator

### Bedroom Two

11'02 x 8'03 (3.40m x 2.51m)  
UPVC double glazed window, central heating radiator and overstairs cupboard

### Bathroom/wc

Fitted with a coloured suite including panelled bath, pedestal wash hand basin, wc, opaque UPVC double glazed window, central heating radiator, tiled splash backs and storage cupboard

### Loft

### Exterior

A timber door provides access to an internal store room which houses the oil tank and the oil boiler for the central heating and domestic hot water

### Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:

<https://www.venturepropertiesuk.com/property/34347790>

EPC Grade D

## Other General Information

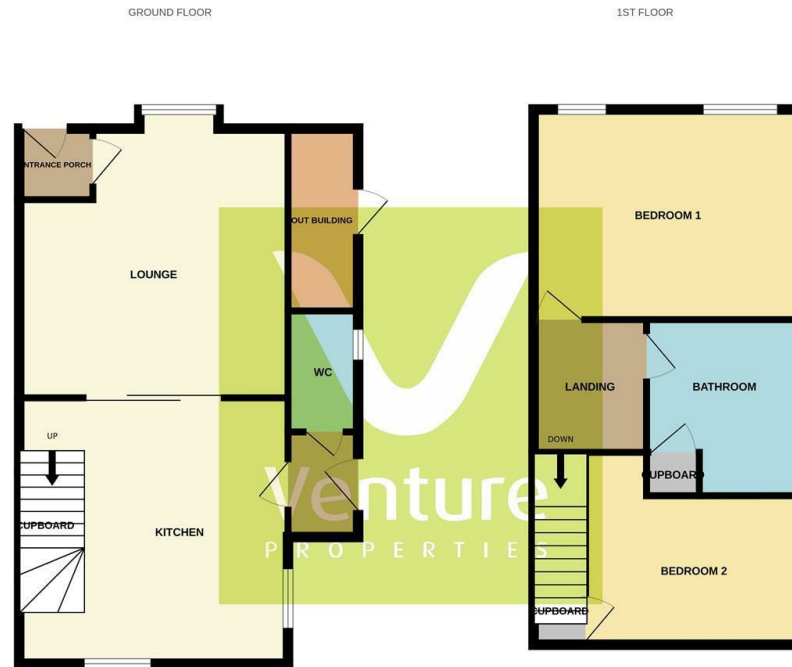
Tenure: Freehold  
Electricity: Mains  
Heating: Oil  
Sewerage and water: Mains  
Broadband: Superfast Highest available download speed 80 Mbps Highest available upload speed 20 Mbps  
Mobile Signal/coverage: We recommend speaking to your provider  
Council Tax: Durham County Council, Band: A Annual price: £1,645.21 (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, flooding from the rivers and the sea  
Conservation Area: Yes, St Johns Chapel, Designated 1999  
This property has been vacant for a number of months, additional council tax charges may be payable upon completion.

### Disclaimer

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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.  
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## Property Information

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