



**Hood Street**  
St. Johns Chapel DL13 1QL  
**Chain Free £120,000**





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# Hood Street

St. Johns Chapel DL13 1QL



- Chain Free
- EPC Grade D
- UPVC Double Glazed

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,

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

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

- Stone Built Cottage
- Oil Central Heating

## 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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## Property Information

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