



## High Terrace

Roddymoor, Crook DL15 9RA

By Auction £53,000







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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# High Terrace

## Roddymoor, Crook DL15 9RA



- Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £53,000
- EPC Grade C
- UPVC Double Glazed

- Chain Free
- Two Reception Rooms
- Gas Central Heating

- Two Bedrooms
- Garden
- Countryside Views Village Location

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Tucked away in the village of Roddymoor, Crook, this delightful two-bedroom terraced house offers a wonderful opportunity for both first-time buyers and investors alike. The property is set in a picturesque location on High Terrace, providing lovely views that enhance the appeal of this home.

Upon entering, you will find two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The layout is both practical and inviting, allowing for a comfortable living experience. The two well-proportioned bedrooms provide ample space for relaxation and rest, making this home ideal for small families or couples.

Additionally, the garden offers a lovely outdoor space, perfect for enjoying the fresh air, the house is equipped with UPVC double glazing and gas central heating.

This terraced house is being offered for sale via online auction, presenting a unique opportunity to acquire a property in a desirable village setting. With its combination of character, comfort, and potential, this home is not to be missed. Whether you are looking to settle down or invest, this property is sure to meet your needs.

### Ground Floor

#### Entrance Hall

Accessed via UPVC entrance door into inner hallway, stairs rise to the first floor.

#### Lounge

11'7" x 11'5" (3,539 x 3,494)

Located to the front elevation of the property having UPVC window and central heating radiator.

#### Dining Room

10'6" x 14'10" max (3,208 x 4,541 max)

Located to the rear elevation of the property having UPVC window, central heating radiator, electric fire with wooden surround and access to a useful under stair storage cupboard.

#### Kitchen

7'4" x 14'1" (2,237 x 4,306)

Base units with laminate work surfaces over, stainless steel sink unit with ample space for free standing appliances. UPVC window and door to the rear.

### First Floor

#### Landing

Stairs rise from the inner hallway and provide access to the first floor accommodation and the loft.

#### Bedroom One

12'3" x 14'11" (3,752 x 4,566)

Located to the front elevation of the property having UPVC window and central heating radiator. Access to a useful cupboard over the stairs.

#### Bedroom Two

10'4" x 7'0" (3,165 x 2,152)

Located to the rear of the property having UPVC window and central heating radiator.

#### Bathroom/WC

Fitted with a three piece suite bath with electric shower over, WC and wash hand basin, obscured UPVC window and access to a storage cupboard housing the gas central heating boiler.

#### Exterior

To the front of the property is a lawned garden and to the rear is a yard.

#### Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0340-2669-5510-2595-5445>

EPC Grade C

#### Additional Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Highest available download speed 1800 Mbps Highest available upload speed 220 Mbps

Mobile Signal/coverage: we recommend speaking to your local network provider

Council Tax: Durham County Council, Band: A. Annual price: £ 1,624.04 (Maximum 2025)

Energy Performance Certificate Grade C

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 and 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.

#### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

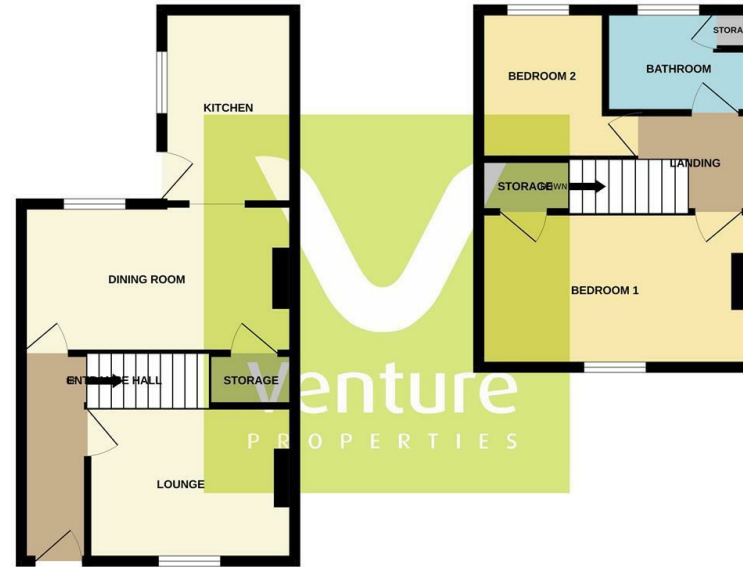
#### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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