



**Highfields**  
Tow Law DL13 4BA

£1,200 Per Calendar Month





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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# Highfields

Tow Law DL13 4BA



- Available Immediately
- EPC Grade C
- Kitchen Diner & Utility

- Four Bedrooms
- Ground Floor WC, Family Bathroom & Master En Suite
- UPVC Double Glazed

- Good Sized Detached
- Lounge Plus Storage/Office Space
- Gas Central Heating

This lovely four-bedroom detached house offers a perfect blend of comfort and practicality. Upon entering, you are welcomed into a spacious reception room that provides an inviting atmosphere for relaxation and entertaining. The heart of the home is undoubtedly the well-appointed kitchen diner, which is ideal for family meals and gatherings. Additionally, a convenient utility room enhances the functionality of the space, making daily chores a breeze.

This residence boasts four generously sized bedrooms, ensuring ample space for family members or guests. The master bedroom features an en suite bathroom, providing a private retreat, while the family bathroom and a ground floor WC add to the convenience of the home.

The property benefits from UPVC double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year. Outside, you will find off-road parking to the front, a valuable asset in today's busy world. The enclosed garden to the rear offers a safe and private space for children to play or for adults to unwind in the fresh air.

This home in Highfields is not just a property; it is a wonderful opportunity for families seeking a comfortable and well-equipped living space in a friendly community.

## Ground Floor

### Entrance

Accessed via composite door into an entrance porch, central heating radiator and cloaks hanging space if required.

### Lounge

12'6" x 16'0" (3.834 x 4.886)

Having UPVC box bay window, central heating radiator, grey laminate flooring and double opening doors leading into the kitchen diner.

### Kitchen Diner

16'7" x 9'8" (5.075 x 2.955)

The kitchen area is fitted with a range of white base and wall units with black work surfaces over, tiled splash backs, stainless steel one and half bowl sink unit and integrated electric oven with gas hob.

The dining area of the room has central heating radiator and ample space for family dining table.

UPVC patio doors leading into the rear garden and UPVC window.

### Utility

Having under counter space and plumbing for a washing machine and tumble dryer, access to a useful storage cupboard, central heating radiator and doors leading to the rear garden.

### Cloaks/WC

Fitted with WC, corner floating wash hand basin, central heating radiator and obscured UPVC window.

## Inner Hallway

Stairs rise to the first floor.

## Office Storage/Play Room

10'1" x 8'4" (3.079 x 2.554)

Originally part of the garage where a stud wall has been put in place to create an extra living space. Cupboard housing the has central heating boiler.

## First Floor

### Landing

Stairs rise from the inner hallway and provide access to the first floor accommodation and the loft. UPVC window allows natural light to flood this space and warmed by a central heating radiator.

### Bedroom One

9'10" x 12'6" (3.021 x 3.825)

Loves to the rear elevation of the property having UPVC window, double fitted wardrobe and central heating radiator.

### En Suite/WC

Having WC, wash hand basin and shower cubicle with electric shower over. Obscured UPVC window and central heating radiator.

### Bedroom Two

9'4" x 9'10" (2.869 x 3.018)

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

### Bedroom Three

12'7" x 7'10" (3.844 x 2.409)

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

### Bedroom Four

9'3" x 7'6" (2.824 x 2.289)

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

### Bathroom/WC

Fitted with a three piece suite comprising bath with shower over and glass screen, WC, wash hand basin with built in vanity storage below, central heating radiator, extraction fan and obscured UPVC window.

### Exterior

To the front of the property is a tarmac driveway allowing off road parking and a gravelled area for low maintenance. Gated access to the rear garden.

The rear garden is mainly laid to lawn with raised borders and a gravelled seating area blinded by fencing.

## Storage Area

Additional storage area accessed via up and over garage door.

## Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/2133-3911-5209-3619-7204>

EPC Grade C

## Other General Information

Tenure: Freehold

Gas and Electricity: Mains

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: C. Annual price: £2,243.26 (Maximum 2024)

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 chance of surface water flooding, flooding from rivers and sea

This property has been vacant for a number of months, additional council tax charges may be payable upon completion.

## Disclaimer

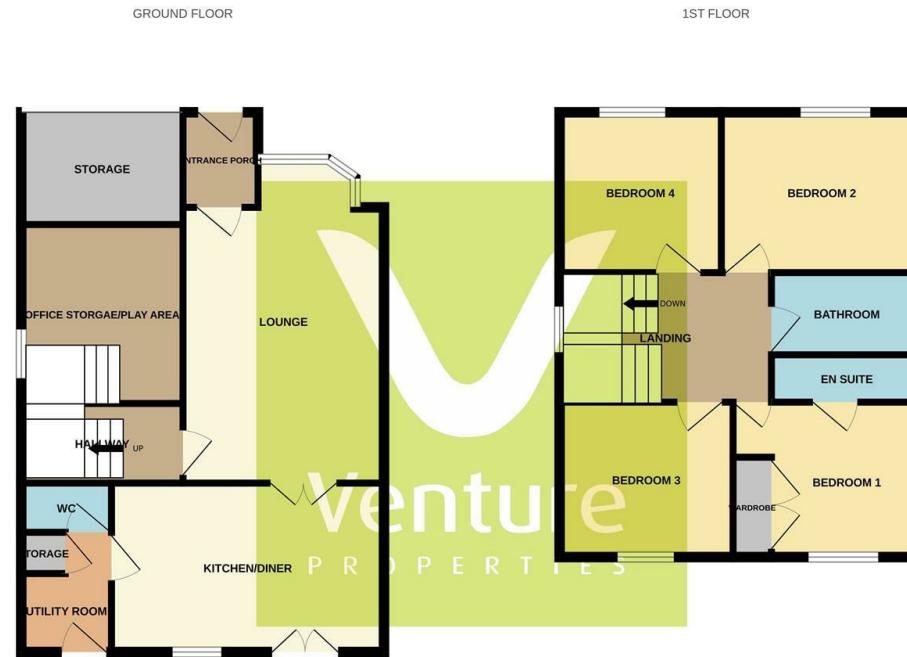
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## Holding Deposit/ Tenant Information

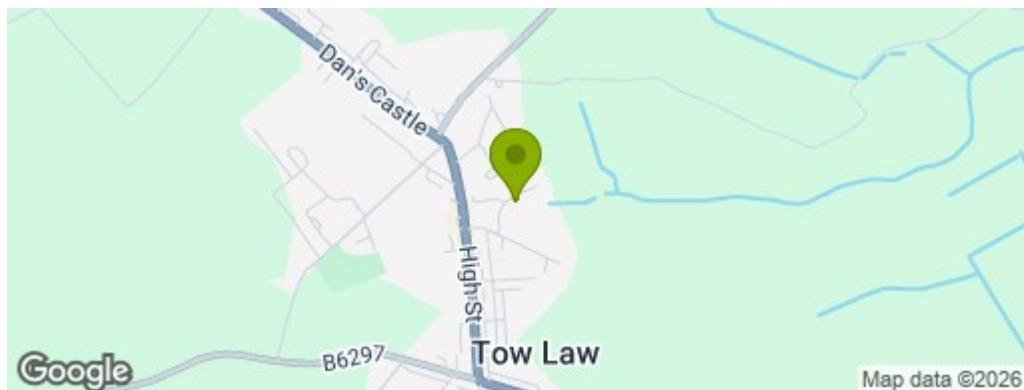
All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

You will lose your Holding Deposit if any of the following occurs:

1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You drag your feet during the application process.



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 inaccuracy. 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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