



Hound Hill

Wolsingham DL13 3AQ

Chain Free £125,000





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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Hound Hill

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- Two Bedroom Semi Detached Cottage
- EPC Grade E
- Welcoming Kitchen

- Village Centre Location
- CHAIN FREE
- Fitted Bathroom

- Ground Floor Bathroom
- Modern Décor Throughout
- Gas Central Heating

CHAIN FREE, This lovely semi-detached house offers a perfect blend of modern living and traditional character. This property has a modern décor throughout and is ideal for someone looking for low maintenance, investment or within walking distance to the centre of the Village.

The property benefits from a spacious reception room that serves as an ideal space for relaxation or entertaining guests. The well-appointed kitchen is designed for both functionality and style, making it a joy to prepare meals. The property features two comfortable bedrooms, providing ample space for a small family or professionals seeking a peaceful retreat, the master room benefitting from a walk in wardrobe/dressing area. The bathroom is tastefully designed, ensuring a pleasant experience for all.

One of the standout features of this property is its chain-free status, allowing for a smooth and hassle-free purchase process. The village location offers a sense of community and tranquillity, while still being conveniently close to local amenities and transport links.

This property is truly a must-see for anyone looking to settle in a picturesque area with a rich history. Whether you are a first-time buyer or seeking a charming home to downsize into, this semi-detached house in Wolsingham is an excellent opportunity not to be missed.

GROUND FLOOR

Entrance Hallway

Accessed via a UPVC entrance door, stairs rise to the first floor, central heating radiator. Access to a storage cupboard.

Lounge/Diner

13'10" x 14'0" (4.232 x 4.286)

Spacious and welcoming lounge diner having central heating radiator, UPVC double glazed window plus wooden double glazed window, decorative tiled hearth and a door leads into the kitchen.

Kitchen

8'11" x 9'7" (2.738 x 2.928)

Fitted with grey base units and tall unit benefiting from a large larder unit ideal for integrated fridge freezer placed next to a unit with plumbing for a washing machine. There is also solid wood work tops, ceramic one and half bowl sink with spray mixer tap, double eye level oven, touch hob with extractor over and tiled splash backs. Parquet flooring, UPVC door to the side and UPVC window plus central heating radiator and access to a storage cupboard.

Ground Floor Bathroom/WC

Fitted with a three piece suite comprising bath with shower and separate handheld shower attachment with glass screen, wash hand basin set on vanity storage unit and WC. Partially tiled walls, central heating radiator, obscured UPVC window and ceiling spot lights.

FIRST FLOOR

Landing

Stairs rise from the entrance hall, access to the first living accommodation, loft and central heating radiator.

Bedroom One

9'10" x 10'11" (3.009 x 3.339)

Located to the front elevation of the property having UPVC double glazed window and central heating radiator. A door leads into the dressing area.

Dressing Room

7'8" x 3'10" (2.349 x 1.174)

With hanging space for clothes.

Bedroom Two

11'4" x 9'4" (3.479 x 2.856)

Also located to the front elevation of the property having UPVC double glazed window and central heating radiator.

Externally

Externally to the front is a small enclosed yard.

Energy Performance Certificate

To view the energy performance certificate for this property please use the following link:

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8971-7329-6540-6292-9922>

EPC Grade E

Other General Information

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Available Highest available download speed 80 Mbps

Highest available upload speed 20 Mbps

Mobile Signal/coverage: Good with EE, O2, Three and Vodafone, but we would advise that you contact your supplier.

Council Tax: Durham County Council, Band: A Annual price: £1668.44 (Maximum 2026)

Energy Performance Certificate Grade E

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 from Surface Waters. Very Low from Rivers and Seas.

Conservation Area: Wolsingham Designated: 1975

Disclaimer

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HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



Property Information

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