

High Hope Street

Crook DL15 9JA

Chain Free £70,000

Venture
PROPERTIES









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 Hope Street

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- Chain Free
- EPC Grade D
- Three Bedrooms
- Stone Fronted Lovely Home
- UPVC Double Glazed
- Two Good Sized Receptions Room
- Gas Central Heating
- Walking Distance To Town Centre
- Recently Re-Fitted Bathroom

This delightful stone-fronted terraced house presents an excellent opportunity for both first-time buyers and seasoned investors alike. This chain-free home boasts three well-proportioned bedrooms, making it perfect for families or those seeking extra space.

Upon entering, you are welcomed by two generous reception rooms that offer a versatile living area, ideal for entertaining guests or enjoying quiet evenings at home. The layout of the property is both practical and inviting, ensuring a comfortable living experience.

The house features a well-appointed bathroom, catering to the needs of modern living. With its appealing exterior and spacious interior, this property is not only a lovely place to call home but also an attractive investment opportunity in a growing area.

High Hope Street is conveniently located, providing easy access to local amenities and transport links, making it an ideal choice for those who value both comfort and convenience. This charming home is ready for you to make it your own, so do not miss the chance to view this wonderful property.

Ground Floor

Entrance Porch
UPVC double glazed front entrance door, cloak hooks

Lounge
15'1" x 14'0" (4.601 x 4.279)
UPVC double glazed window to the front elevation, central heating radiators, laminated floor, double timber and glazed doors through to

Dining Room
14'2" x 8'10" (4.319 x 2.712)
UPVC double glazed window, central heating radiator, laminated floor and staircase to the first floor

Kitchen
7'4" x 6'10" (2.239 x 2.083)
Fitted with a range of Antique Pine style wall and base units, laminated working surfaces over, inset sink unit and drainer, UPVC double glazed window, tiled splash backs, plumbing and space for washing machine and space for cooker

Rear Entrance
UPVC double glazed rear door

Bathroom/wc
Fitted with a white suite including panelled bath with hand shower over, wc, pedestal wash hand basin, heated towel rail, opaque UPVC double glazed window

First Floor

Landing

Bedroom One
15'1" x 7'9" (4.616 x 2.372)
UPVC double glazed window, fitted wardrobe and central heating radiator

Bedroom Two
10'9" x 8'5" (3.299 x 2.588)
UPVC double glazed window, boiler cupboard and central heating radiator

Bedroom Three
4'9" x 11'5" (1.449 x 3.504)
UPVC double glazed window, fitted wardrobes

Exterior
Immediately to the rear of the property there is an enclosed yard

Other General Information
Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Ultrafast Available Highest available download speed 10000 Mbps
Highest available upload speed 10000 Mbps
Mobile Signal/coverage: Good Coverage from Vodaphone, O2, 3 and EE
Council Tax: Durham County Council, Band: A Annual price: £ 1,666.64 (Maximum 2026)
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 ground water flooding. Very low risk of flooding from seas and rivers

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.

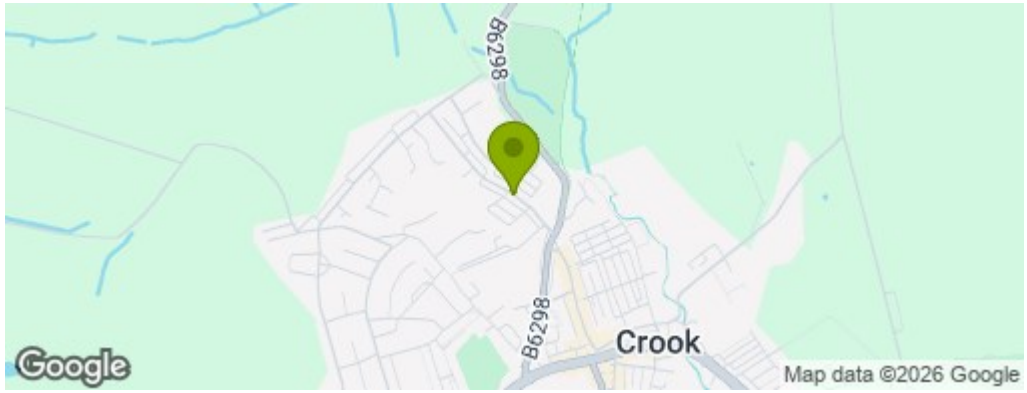
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser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

Energy Performance Certificate
https://find-energy-certificate.service.gov.uk/energy-certificate/2778-3061-1204-2386-5204

EPC Grade D



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

01388 741174

5 South Street, Crook, DL15 8NE
crook@venturepropertiesuk.com