



## 2 bed terraced house to buy in

Cravens Cottages, Station Town, Wingate,  
Durham, TS28 5EQ

**£49,000** Starting Bid

 x 2  x 1  x 1

Tenure

**Freehold**

## Property features

- ✓ Two Bedrooms Terraced
- ✓ Ideal Investment Opportunity
- ✓ Potential Rental Return £525pcm
- ✓ Driveway
- ✓ EPC Rating E

Driveway parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Gas

## Description

Pattinson Estate Agents welcome for sale this two-bedroom terraced property situated on Cravens Cottages, Wingate.

\*WALK THROUGH VIDEO TOUR AVAILABLE\*

The property briefly comprises : living room and kitchen are located on ground floor. Two bedrooms and family bathroom located on the first floor.

Externally the property offers a paved driveway to the front elevation. Fully enclosed and low maintenance yard to the rear elevation.

With its desirable location, overall condition, and attractive features, this property is an excellent choice for those seeking a comfortable and well-equipped home. Don't miss the opportunity to make this property your own. For any further information or to book your internal viewing please call Pattinson.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £49,000

Property Type: Terraced House

USPs: Garden

Parking: Driveway

Heating: Gas

## External Front

Blocked paved driveway to the front elevation.



## Entrance Way

Access via UPVC door and carpet.



## Living Room

Double glazed window to the front elevation, radiator and carpet.



## Kitchen

Double glazed window to the rear elevation, range of wall and base units with contrasting work surfaces, sink and drainer unit, storage cupboard, radiator, electric cooker, oven, plumbed for washing machine and vinyl flooring.



## Bedroom 1

Double glazed window to the front elevation, storage cupboard, radiator and carpet.



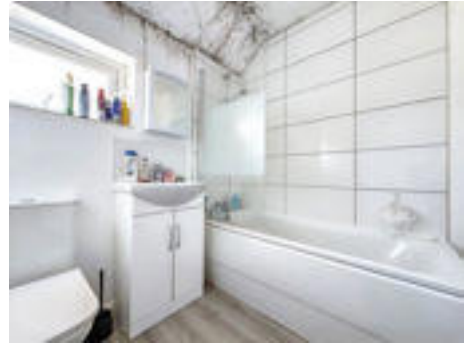
## Bedroom 2

Double glazed window to the rear elevation, radiator and carpet.



## Bathroom

Double glazed window to the rear elevation, three piece suite comprising; low level w/c, wash basin with stainless steel mixer tap, bath with stainless mixer tap, radiator, partly tiled walls and vinyl flooring.

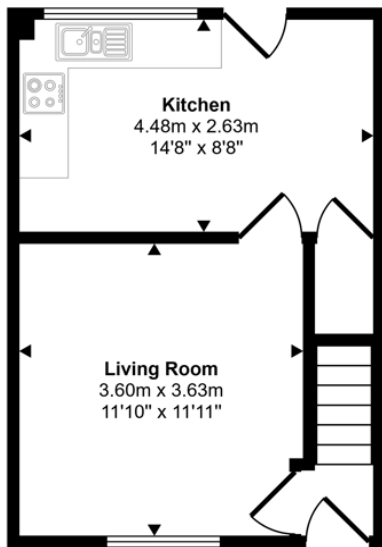


## External Rear

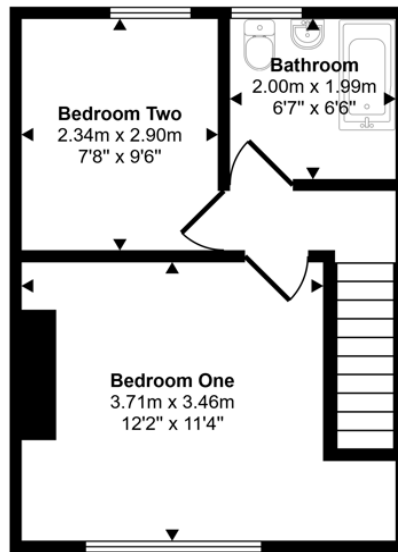
Fully enclosed and low maintenance yard to the rear elevation.



Approx Gross Internal Area  
58 sq m / 622 sq ft



Ground Floor  
Approx 28 sq m / 305 sq ft



First Floor  
Approx 29 sq m / 317 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Cravens Cottages, Station Town, Wingate, Durham, TS28 5EQ

Contact your local branch today for more information on this property:

**126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211,  
admin@yellowbrickroadestateagents.co.uk, www.ybrea.co.uk**

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

