



## Hylton Terrace

Rookhope DL13 2BB

£139,950



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# Hylton Terrace

Rookhope DL13 2BB



- Two Bedroom Cottage
- EPC Grade E
- Feature Staircase

- Fantastic Rural Position
- Panoramic Views
- Off Road Parking

- Packed Full of Character
- Loft Conversion
- Terraced Garden

Situated in an IDYLIC LOCATION NESTLED INTO THE HILLSIDE having AMAZING PANORAMIC VIEWS. Built in approximately 1850 this TWO BEDROOM HOME PLUS LOFT CONVERSION is a must see. Having terraced GARDEN to front and OFF ROAD PARKING TO REAR, inside the property is full of character and is ran by OIL CENTRAL HEATING. Layout comprises of entrance vestibule/utility area, KITCHEN/BREAKFAST ROOM, LOUNGE and front porch. The the first floor is a landing area having feature spiral staircase leading to LOFT ROOM, there are TWO DOUBLE BEDROOMS and family BATHROOM. Externally to the rear is a gravelled driveway allowing off road parking for one vehicle along with garden shed, To the front original stone steps lead immediately from the front door. There is a lovely terraced garden well planted with shrubs and trees having fantastic views over the countryside. There is also a small coal house/storage shed.

## GROUND FLOOR

### Entrance Vestibule/Utility room

Having workbench and plumbing for washing machine, place for tumble dryer, tiled flooring and uPVC double glazed door to rear.

### Kitchen/Breakfast Room

14'10x14'09 (4.52mx4.50m)

Fitted with a range of wall and base units with laminate work surfaces over, one and a half sink unit with mixer tap over, range master cooking range set to feature inglenook, tiled splash backs, space for fridge freezer, beamed ceiling, tiled flooring, open staircase to first floor and Upvc double glazed window to rear.

### Lounge

15'02x15'01 (4.57m'0.30m)

Having feature inglenook feature fireplace with original stone steps above housing multi burning stove, tiled flooring, double central heating radiator, beamed ceiling and uPVC double glazed window to front.

### Front Porch

With single glazed window and uPVC double glazed door to front.

## FIRST FLOOR

### Landing

With feature spiral staircase leading to loft room.

### Bedroom One

15'00x15'01 (4.57mx4.60m)

Having double central heating radiator and uPVC double glazed window to front with views.

### Bedroom Two

14'07x8'02 (4.45mx2.49m)

With storage cupboard, double central heating radiator and uPVC double glazed window to rear with views.

### Loft Room

13'09x13'05 (4.19mx4.09m)

With beamed ceiling and two velux windows

### Bathroom

Fitted with P shaped bath having electric shower and screen over, wash hand basin and w/c, set to vanity unit, tiled flooring and tiled walls, heated towel rail and uPVC double glazed window to rear.

### Exterior

Externally to the rear is a gravelled driveway allowing off road parking for one vehicle along with garden shed. To the front original stone steps lead immediately from the front door. There is a lovely terraced garden well planted with shrubs and trees having fantastic views over the countryside. There is also a small coal house/storage shed.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>41</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>38</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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