



Princess Cottages, Rookhope, DL13 2BP
2 Bed - House - Mid Terrace
Starting Bid £60,000

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FOR SALE VIA MODERN DAY METHOD OF AUCTION GUIDE
PRICE £60,000 PLUS RESERVATION FEE

* NO FORWARD CHAIN * PERFECT HOLIDAY HOME *
VILLAGE LOCATION * EASY MAINTENANCE * STUNNING
VIEWS AND WALKS ON THE DOOR STEP * RARELY
AVAILABLE * VIEWING HIGHLY RECOMMENDED *

This two bedroom cottage located in the popular village of Rookhope in upper Weardale, is offered to the market with no onward chain.

The property is currently being used as a holiday let by the current owners, it has been designed for easy maintenance. The property is warmed by night storage heaters and has a coal fire, and has the benefit of double glazed windows.

The house has a great deal of character throughout with stone flagged flooring to the ground floor. The floor plan comprises; open plan kitchen/lounge with ample space for seating area.

To the first floor there are two bedrooms and a shower room.

Outside the property has a storage shed to the front and to the rear a coal shed.

The property is ideally positioned in Rookhope with a pleasant outlook and has great walking routes close by. Rookhope has a post office and is on a bus route, giving access to other neighbouring villages, including St Johns Chapel.

Contact Robinsons for further information.

Auction

The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgment of Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website



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Princess Cottages Rookhope

Approximate Gross Internal Area
589 sq ft - 55 sq m



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		55	65

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			

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