



**Ruthall Court, Auckland
Park, Bishop Auckland,
Durham, DL14**

Offers Over: £230,000

Freehold

Property

Entrance Hall

Door to the front into hallway, leading to lounge and to first floor via staircase.

Living Room

Spacious living room with a window to the front.

Kitchen/Diner

Modern kitchen with integrated appliances and patio doors and windows to the rear.

Utility Room

With an external door to the rear.

WC

Featuring a toilet and sink.

First Floor Landing

Hallway leading to four bedrooms and a family bathroom.

Bedroom

Double bedroom with a window to the front, a bespoke fitted wardrobe, and an ensuite bathroom featuring a walk-in shower, a toilet, a sink, and a frosted window to the side.

Bedroom

Double bedroom with a window to the front.

Bedroom

Double bedroom with a window to the rear and a fitted wardrobe.

Bedroom

Currently used as an office, with a window to the rear.

Bathroom

Featuring a bath with shower head, a toilet, a sink, and a frosted window to the rear.

External

With a private garden to the rear, and a drive and integrated garage to the front for off-street parking.

Additional Information

UPRN 10094408092
Floor Area 1,108 ft2/ 103 m2



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Plot Size 0.07 acres
Local Authority Durham
Coal Mining Area
Yes — NORTH EAST
Council Tax Band Band D
Council Tax Estimate £2,622
Year Built 2021
Flood Risk:
Rivers & Seas : Very low
Surface Water : Very low
Title Number DU384060
Tenure Freehold

Agent's Note

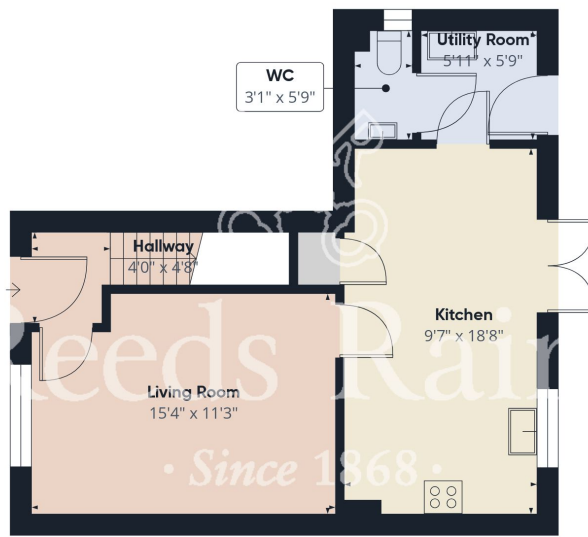
HMRC is a supervisory body for money laundering regulations, of which all estate agents need to be registered. As part of this, there are multiple requirements that agents must rigorously and consistently meet to ensure they stay compliant with the regulations and protect their clients. To do this, we use an identity verification service, approved by the Government as part of the Digital Identity and Attributes Trust Framework (DIATF). This method and the process we follow to ensure compliance for your transaction come with significant time, financial and legal implications hence a portion of this is passed on to our clients. We elected for this verification process due to the speed, certainty, and accuracy it delivers. This helps us to protect all our client's interests by using the most advanced verification process to help prevent the impacts of money laundering alongside our internal manual policies and procedures while staying compliant with HMRC.

The administrative charge for this process is £40 plus VAT for a sole purchaser, £65 plus VAT for two purchasers and £75 plus VAT three or more purchasers.

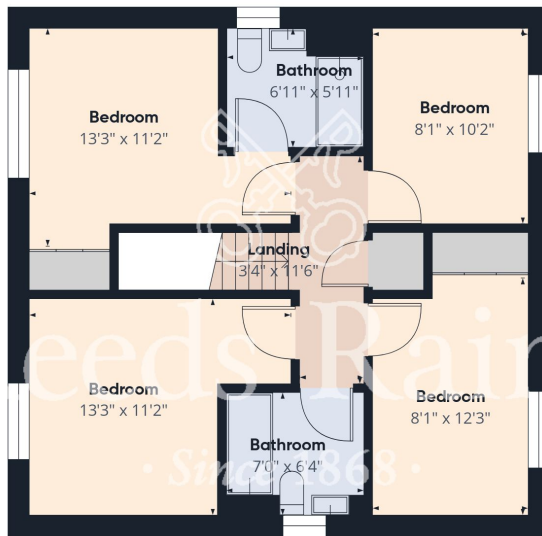
Charges

Council Tax Band: D

EPC Rating: B



Floor 0



Floor 1

Approximate total area
1020 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS
3C standard. Measurements are
approximate and not to scale.
This floor plan is intended for illustration
only.

GIRAFFE360

Reeds Rains - Durham City
83, New Elvet, Durham, DH1 3AQ

T: 0191 384 1222
E: durham@reedsrains.co.uk
[reedsrains.co.uk](https://www.reedsrains.co.uk)

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