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York Crescent, Newton Hall, DH1 5PU
5 Bed - House - Semi-Detached
O.I.R.O £310,000

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SALES • LETTINGS • AUCTIONS • SURVEYS

York Crescent

Newton Hall, DH1 5PU

This stunning and extensively extended family home offers an impressive blend of space, versatility, and modern comfort, making it an exceptional choice for a wide range of buyers. Thoughtfully upgraded throughout, the property features contemporary fixtures and fittings, UPVC double glazing, gas central heating, and a layout designed to accommodate both everyday living and entertaining with ease. The ground floor welcomes you with an inviting entrance hall leading to a convenient downstairs WC, a spacious and light-filled living room, and a beautifully designed open-plan kitchen, dining, and family area. This modern hub of the home provides ample space for cooking, dining, and relaxing, complemented by a separate utility room that adds valuable practicality.

Upstairs, the first floor continues to impress with four well-proportioned bedrooms, offering flexibility for family members or guests, alongside a dedicated office ideal for home working or study. The stylish family bathroom is finished to a high standard, and additional storage is provided by a fully boarded loft with its own stair access—perfect for hobbies, storage, or potential future use. Externally, the property enjoys a neat front garden laid to lawn, a driveway providing off-street parking, and an integral single garage. To the rear, a private and enclosed low-maintenance garden offers a peaceful outdoor space ideal for relaxing or entertaining.





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LOCATION

Situated just three miles north of Durham City Centre, the highly regarded Newton Hall area is known for its friendly community atmosphere and excellent accessibility. This well-established residential location provides a superb balance of suburban tranquillity and urban convenience, making it particularly appealing to families, professionals, and retirees. Residents benefit from a range of local shops, schools, and everyday amenities within the estate itself, ensuring daily needs are easily met. A short distance away, the Arnison Retail Park offers an extensive selection of high-street stores, supermarkets, restaurants, and leisure facilities, providing everything from weekly essentials to dining and entertainment options.

Newton Hall is also exceptionally well connected, with excellent transport links that make commuting straightforward. The nearby A167 and A1(M) offer fast, direct routes to surrounding towns and cities, enabling easy travel north toward Newcastle and south toward Darlington and beyond. With its combination of spacious accommodation, modern upgrades, and a highly convenient location, this property represents a fantastic opportunity to secure a beautifully presented home in one of Durham's most sought-after areas.

Agents Notes

Council Tax: Durham County Council, Band C - Approx. £2268 p.a

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Standard

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – No

Rights & Easements – None known

Flood risk – Refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – Extended

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

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.







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