





York Hill Road, Spennymoor, DL16 6SW
4 Bed - House - Semi-Detached
£149,950

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Nestled on York Hill Road in the charming town of Spennymoor, this ultra-rare four-bedroom semi-detached house presents an exceptional opportunity for families seeking a modern and spacious home. Recently fully renovated, the property boasts a brand-new kitchen and bathroom, alongside stylish flooring that enhances the overall aesthetic.

The generous living space is designed to accommodate the needs of a growing family, providing ample room for relaxation and entertainment. Each of the four bedrooms offers a comfortable retreat, ensuring that everyone has their own personal space.

Outside, the property features good-sized enclosed gardens, perfect for children to play safely or for hosting summer gatherings. Additionally, off-road parking is available, adding to the convenience of this delightful home.

With its prime location in Spennymoor, and only five miles from Durham City Centre, residents will benefit from easy access to local amenities, schools, and transport links throughout the North East. This makes the property an ideal choice for families and professionals alike. This property truly represents a wonderful opportunity to secure a spacious family home in a sought-after area.

Given the quality of the renovations and the desirable location, early viewing is highly recommended to avoid disappointment. This property is not just a house; it is a place where cherished memories can be made. Don't miss the chance to make it your own.

EPC Rating C
Council Tax Band A

Hallway
Radiator, stylish flooring, stairs to first floor, storage cupboard.

Lounge
12'6 x 12'8 max points (3.81m x 3.86m max points)
UPVC window, radiator, quality flooring.

Dining Room
12'5 x 10'9 max points (3.78m x 3.28m max points)
Quality flooring, radiator, uPVC window.

Kitchen
14'2 x 8'7 (4.32m x 2.62m)
Modern wall and base units, integrated oven, hob, extractor fan, plumbed for washing machine, radiator, new flooring, uPVC windows, stainless steel sink with mixer tap and drainer, space for fridge freezer.

Side Passage
Access to front and rear.

Landing
UPVC window, quality flooring, storage cupboard, access to loft room.

Bedroom One
11'7 x 10'8 max points (3.53m x 3.25m max points)
Storage cupboard, uPVC window, radiator, quality flooring.

Bedroom Two
10'8 x 10'9 (3.25m x 3.28m)
UPVC window, radiator, quality flooring, storage cupboard,

Bedroom Three
8'0 x 7'8 (2.44m x 2.34m)
UPVC window, radiator, quality flooring.

Bathroom
White panelled bath with shower over, wash hand basin, W/C, radiator, uPVC window, tiled splashbacks.

Second Floor Landing
Velux window, large storage cupboard.

Bedroom Four
13'5 x 10'1 (4.09m x 3.07m)
Velux window, quality flooring, radiator, spotlights.

En-Suite
Roll top bath, wash hand basin, W/C, chrome towel radiator, velux windows, wood effect flooring.

Externally
To the front elevation is an easy to maintain garden and driveway. While to rear there is a good sized enclosed garden and patio area.

Agent Notes
Council Tax: Durham County Council, Band A
Tenure: Freehold
Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
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
Probate –NA
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. Accessibility/Adaptations – stair access only, no lift
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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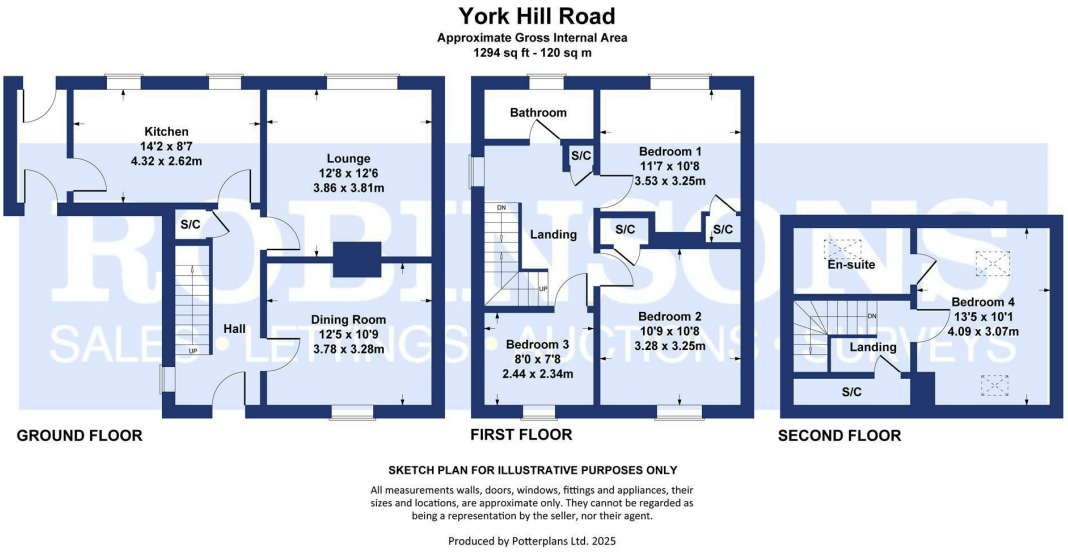
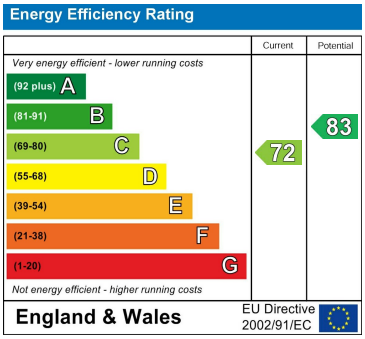


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2025



DURHAM
1-3 Old Elvet
DH1 3HL
T: 0191 386 2777 (Sales)
T: 0191 383 9994 (option1) (Lettings)
E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE
19A old Elvet
DH1 3HL
T: 0191 383 0777
E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET
45 Front Street
DH3 3BH
T: 0191 387 3000
E: info@robinsonscls.co.uk

BISHOP AUCKLAND
120 Newgate Street
DL14 7EH
T: 01388 458111
E: info@robinsonsbishop.co.uk

CROOK
Royal Corner
DL15 9UA
T: 01388 763477
E: info@robinsonscrook.co.uk

SPENNYMOOR
11 Cheapside
DH16 6QE
T: 01388 420444
E: info@robinsonsspennymoor.co.uk

SEDGEFIELD
3 High Street
TS21 2AU
T: 01740 621777
E: info@robinsonssedgefield.co.uk

WYNYARD
The Wynd
TS22 5QQ
T: 0174 064 5444
E: info@ robinsonswynyard.co.uk

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