



**York Hill Crescent, Spennymoor, DL16 6SU**  
**3 Bed - House - Mid Link Terrace**  
**£82,500**

**ROBINSONS**  
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Robinsons are delighted to offer to the market this spacious THREE BEDROOM MID TERRACED family home, which is conveniently located for access to local schools and excellent bus routes are close by providing access to nearby Darlington and Durham City, Spennymoor Town Centre is approximately a mile away and in our opinion the property would suit a variety of purchases including the first time buyer and property investors. Benefitting from UPVC DOUBLE GLAZING, GAS CENTRAL HEATING & GARAGE. Giving all of the above early viewing is advised to avoid any disappointment.

The property briefly comprises of; ENTRANCE HALL, spacious LOUNGE, FITTED KITCHEN and separate dining room, Whilst to the first floor there is a landing which gives access to THREE GOOD SIZED BEDROOMS and family BATHROOM. Externally to the front elevation the property has the added bonus of a easy to maintain patio / garden which with the right planning consents would make a good sized driveway, while to the rear there is a good sized garden and garage. In more detail the accommodation comprises of;

EPC Rating C  
Council Tax Band A

#### Hallway

Radiator, stairs to first floor.

#### Lounge

13'4 x 10'6 (4.06m x 3.20m )

UPVC window, radiator, electric fire and surround.

#### Kitchen/Diner

14'7 x 8'7 (4.45m x 2.62m )

Wall and base units, integrated hob, plumbed for washing machine, stainless steel sink with mixer tap and drainer, tiled splashbacks, storage cupboard, window, radiator.

#### Dining Room

14'2 x 4'9 (4.32m x 1.45m)

UPVC window, radiator, sliding doors to the rear.

#### Landing

#### Bedroom One

15'6 x 10'0 max points (4.72m x 3.05m max points)

UPVC window, radiator, storage cupboard.

#### Bedroom Two

10'1 x 9'4 (3.07m x 2.84m )

UPVC window, radiator, fitted wardrobes.

#### Bedroom Three

12'2 x 6'4 max points (3.71m x 1.93m max points)

UPVC window, radiator.

#### Bathroom

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

#### Externally

To the front elevation is an easy to maintain forecourt. While to the rear there is a small garden and garage.

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 10000Mbps \*

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx.

£1,703.96 p.a

Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.



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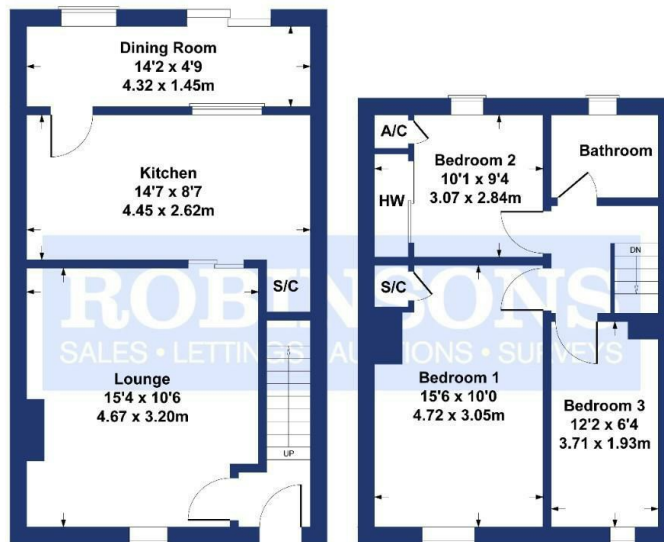
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Strategic Marketing Plan

Dedicated Property Manager

## York Hill Crescent

Approximate Gross Internal Area  
910 sq ft - 85 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. 2025

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 105-120 <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions 105-120 <b>A</b>	
85-104 <b>B</b>		85-104 <b>B</b>	
65-84 <b>C</b>		65-84 <b>C</b>	
45-64 <b>D</b>		45-64 <b>D</b>	
25-44 <b>E</b>		25-44 <b>E</b>	
5-24 <b>F</b>		5-24 <b>F</b>	
1-4 <b>G</b>		1-4 <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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# ROBINSONS

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