

York Hill Road, DL16 6SW
3 Bed - House - Semi-Detached
Starting Bid £60,000

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***For sale by Modern Method of Auction: Starting Bid Price
£60,000 Plus Reservation Fee ***

Robinsons are delighted to offer to the market for sale via the modern method of auction this THREE BEDROOM SEMI DETACHED house 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. In our opinion the property would suit a variety of purchasers including the first time buyer and investors. Benefitting from UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, front and rear GARDENS. The property briefly comprises of; ENTRANCE HALL, LOUNGE, SEPERATE DINING ROOM, FITTED KITCHEN, To the first floor there is THREE WELL PROPRTIONED BEDROOMS and BATHROOM/WC. Externally the property enjoys FRONT and REAR GARDENS.

This property is for sale by The Great North Property Auction powered by iam-sold Ltd.

* For Sale by Auction – T & C's apply * Subject to an undisclosed Reserve Price

* Reservation Fees Applicable * The Modern Method of Auction

EPC Rating TBC
Council Tax Band A

Porch

Tiled flooring, access to the hall.

Hallway

Radiator, uPVC window, stairs to the first floor.

Dining Room

12'6 x 10'9 (3.81m x 3.28m)

Electric fire and surround, uPVC window, radiator.

Lounge

12'9 x 12'6 (3.89m x 3.81m)

UPVC window, radiator, electric fire and surround.

Kitchen

9'0 x 5'8 (2.74m x 1.73m)

White modern base units, stainless steel sink with drainer, tiled splashbacks, storage cupboard, uPVC window, access to the rear, electric cooker point.

Landing

Airing cupboard, storage cupboard, loft access.

Bedroom One

11'7 x 10'7 (3.53m x 3.23m)

UPVC window, radiator, storage cupboard.

Bedroom Two

10'9 x 10'8 (3.28m x 3.25m)

UPVC widow, radiator, storage cupboard.

Bedroom Three

7'9 x 7'8 (2.36m x 2.34m)

UPVC window, radiator.

Bathroom

8'0 x 5'5 (2.44m x 1.65m)

White panelled bath with tiled surround, wash hand basin, w/c, uPVC window, radiator.

Externally

To the front elevation is a good sized garden which subject to appropriate approval, would make a good sized driveway. To the rear, there is a good sized garden.



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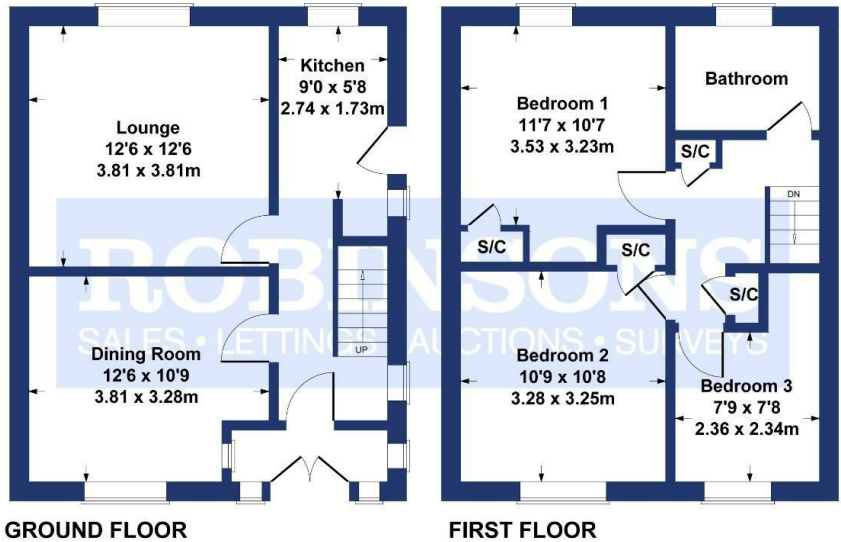
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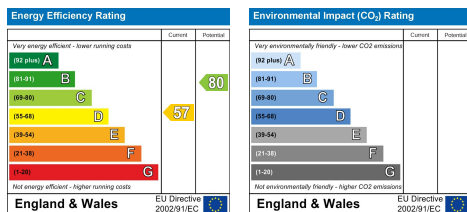
York Hill Road
Approximate Gross Internal Area
884 sq ft - 82 sq m



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. 2023



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