

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

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

\*\*\*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 DETCHAED 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. Benefiting 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 PROPTIONED 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.



# OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

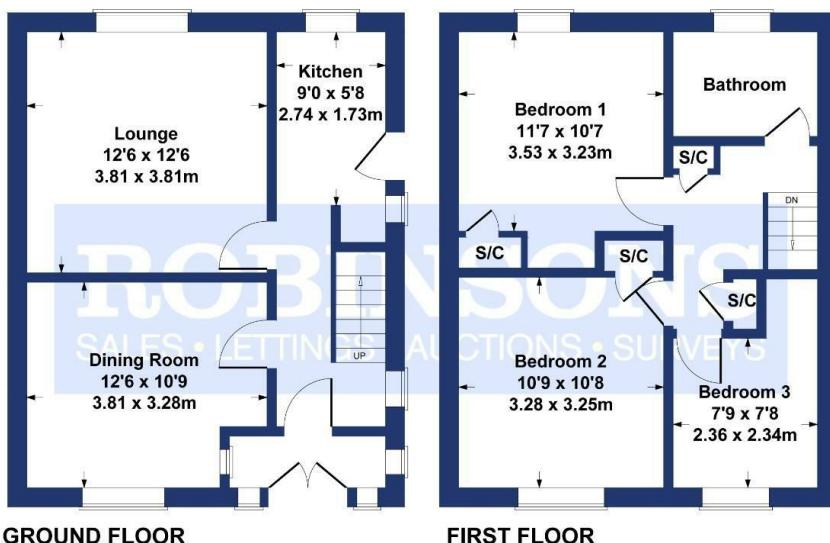
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

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

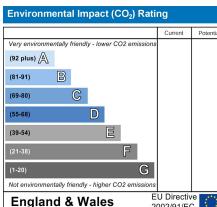
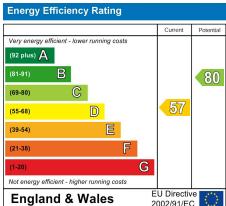


**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

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

Energy Efficiency Rating



## 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@robinsonscsls.co.uk

## SPENNYMOOR

11 Cheapside

DL16 6QE

**T:** 01388 420444

**E:** info@robinsonsspennymoor.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

## SEDFIELD

3 High Street

TS21 2AU

**T:** 01740 621777

**E:** info@robinsonssedgefield.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk

[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)