



York Hill Road, DL16 6SW  
3 Bed - House  
£139,950

**ROBINSONS**  
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Robinsons are delighted to offer to the market this tidy, well maintained and extended THREE BEDROOM SEMI-DETTACHED 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 growing families. Benefitting from UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, MODERN spacious Kitchen, ground floor W/C, driveway and lovely rear GARDENS. Giving all of the above early viewing is advised to avoid any disappointment.

The property briefly comprises of; ENTRANCE PORCH, HALLWAY, SPACIOUS LOUNGE, SEPERATE DINING ROOM/PLAY ROOM, LARGE MODERN FITTED KITCHEN, useful utility area and ground floor W/C, Whilst to the first floor THREE WELL PROPRTIONED BEDROOMS, lovely shower room. Externally to the front elevation the property enjoys a easy to maintain garden and driveway providing off street parking, while to the rear there is a good sized garden and patio area. In more detail the accommodation comprises of;

EPC Rating E  
Council Tax Band A

#### Hallway

Radiator, stylish flooring, stairs to first floor.

#### Lounge

12'9 x 12'6 max points (3.89m x 3.81m max points)  
UPVC window, radiator, electric fire, stylish flooring.

#### Dining Room

12'6 x 11'0 max points (3.81m x 3.35m max points)  
UPVC window, radiator.

#### Kitchen

15'8 x 13'5 (4.78m x 4.09m)

Wall and base units, integrated oven, hob, extractor fan, dishwasher, stylish sink with mixer tap, uPVC windows, radiator, space for fridge freezer, spot lights, stylish flooring, access to rear, storage cupboard.

#### W/C

W/C, wash hand basin, uPVC window.

#### Landing

Loft access, airing cupboard.

#### Bedroom One

11'8 x 10'8 (3.56m x 3.25m)

UPVC window, radiator, storage cupboard.

#### Bedroom Two

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

UPVC window, radiator.

#### Bedroom Three

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

UPVC window, radiator.

#### Shower Room

Walk in shower, wash hand basin, W/C, chrome towel radiator, fully tiled, uPVC window, extractor fan.

#### Externally

To the front elevation there is an easy to maintain garden and block paved driveway. While to the rear there is a good sized garden which has a lovely patio and decked area.

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

Mobile Signal/Coverage:

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx.  
£1,627.87p.a

Energy Rating: TBC

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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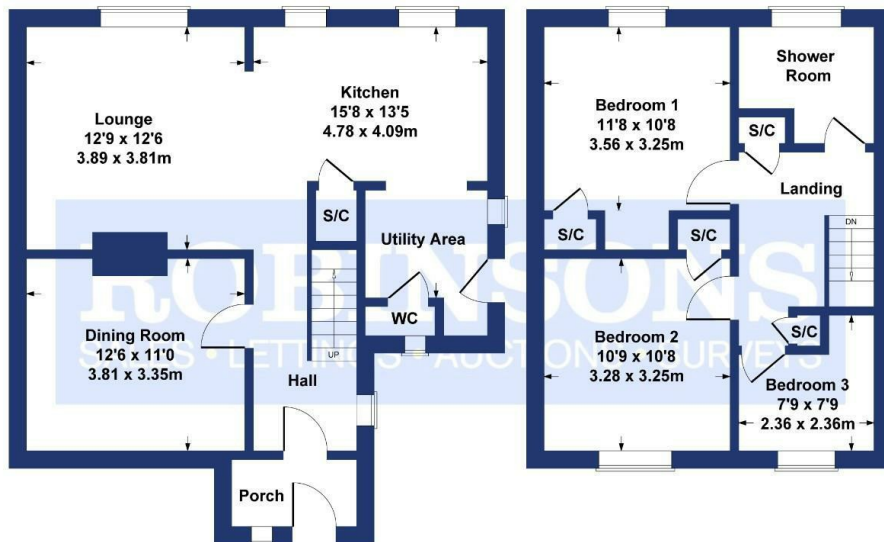
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

**York Hill Road**  
Approximate Gross Internal Area  
1081 sq ft - 100 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
105-120	B		
85-105	C		
65-85	D		
45-65	E		
25-45	F		
1-25	G		
Not energy efficient - higher running costs		49	72

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
101-110	B		
81-101	C		
61-81	D		
41-61	E		
21-41	F		
1-21	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			

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