



**York Villas, Spennymoor, DL16 6LP**  
**2 Bed - Bungalow - Semi Detached**  
**Starting Bid £99,950**

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\*\*\*For sale by Modern Method of Auction: Starting Bid Price £99,950 Plus Reservation Fee \*\*\*

Robinsons are privileged to offer to the market with no onward chain this TWO BEDROOM SEMI DETACHED BUNGALOW, which is situated on large plot within a pleasant and sort after street of York Villas, which is located in the popular Tudhoe area of Spennymoor. Only a short driving distance from local shops, schools for all age groups and regular bus services to the surrounding areas. Truly appreciated by internal viewing, the property offers family sized accommodation, whilst being within the price range of many first time buyers, retired couples and anyone looking for a bungalow in a lovely location. The property benefits from ample living space, two good sized bedrooms, off road parking and garage and substantial rear garden.

The property briefly comprises of; entrance hallway, spacious lounge, separate dining room, fitted kitchen, two good sized bedrooms and shower room. Externally to the front elevation is a pleasant and easy to maintain garden, while to the rear there is a sustainable garden and larger than average garage.

EPC Rating E  
Council Tax Band B

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

#### Hallway

Radiator, loft access, storage cupboards.

#### Lounge

14'5 x 11'3 max points (4.39m x 3.43m max points)

Window, feature radiator.

#### Dining Room

14'2 x 11'4 max points (4.32m x 3.45m max points)

Window, radiator.

#### Kitchen

8'8 x 6'1 (2.64m x 1.85m )

Wall and base units, stainless steel sink with drainer, space for fridge freezer, gas cooker point, window, tiled splashbacks.

#### Bedroom One

10'3 x 9'3 (3.12m x 2.82m)

Fitted wardrobes, radiator, window.

#### Bedroom Two

11'4 x 9'7 (3.45m x 2.92m )

Window, fitted wardrobe.

#### Shower Room

7'4 x 6'6 (2.24m x 1.98m )

Shower, wash hand basin, W/C, uPVC window, radiator, tiled splashbacks.

#### Externally

To the front elevation is a pleasant and easy to maintain garden. While to the rear there is a large enclosed garden and driveway which leads to a larger than average garage.

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

Mobile Signal:

Tenure: Freehold

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

£1,987.95 p.a

Energy Rating: B

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.

#### Auction Terms and Conditions

Auction Terms and Conditions

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



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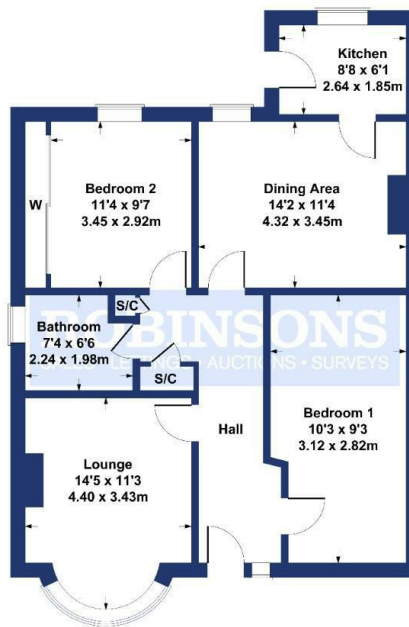
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## York Villas

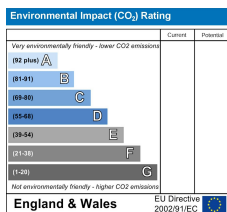
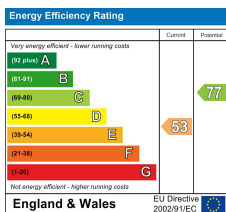
Approximate Gross Internal Area  
857 sq ft - 80 sq m



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. 2025



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