



**York Hill Crescent, DL16 6SU**  
**3 Bed - House - Mid Link Terrace**  
**Asking Price £80,000**

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

Robinsons are pleased to present this spacious three-bedroom mid-terraced family home, ideally situated close to local schools and excellent bus routes offering convenient links to Darlington, Durham City, and Spennymoor Town Centre, which is approximately one mile away. In our opinion, this property will appeal to a wide range of purchasers, including first-time buyers and investors. The home also benefits from UPVC double glazing and gas central heating, and early viewing is strongly recommended to avoid disappointment.

The accommodation comprises a welcoming entrance hall, a spacious lounge, and a fitted kitchen/dining room. To the first floor, a central landing provides access to three well-proportioned bedrooms and a family bathroom.

Externally, the property offers an easy-to-maintain front patio/garden, which—subject to the relevant planning consents—could be converted into a generous driveway. To the rear, there is a good-sized enclosed garden, ideal for families or outdoor enjoyment.

EPC Rating  
Council Tax Band A

#### Hallway

Radiator, wood effect flooring.

#### Lounge

14'0 x 11'7 max points (4.27m x 3.53m max points )

Upvc window, radiator.

#### Kitchen / Diner

15'9 x 9'0 (4.80m x 2.74m )

Wall and Base units, stainless steel sink with mixer tap and drainer, Upvc window, radiator, plumbed for washing machine, space for dryer, gas cooker point , large storage cupboard.

#### Rear Lobby

tiled flooring Upvc window, access to rear.

#### Landing

Access to bedrooms and shower room

#### Bedroom One

14'6 x 10'3 max points (4.42m x 3.12m max points )

Wood effect flooring, fitted wardrobes, Upvc window, radiator.

#### Bedroom Two

10'3 x 9'2 max points (3.12m x 2.79m max points )

Upvc window, radiator.

#### Bedroom Three

9'9 x 7'4 max points (2.97m x 2.24m max points )

Upvc window, radiator.

#### Shower room

7'3 x 5'5 (2.21m x 1.65m )

Shower cubicle, wash hand basin, W/C, Upvc window, chrome towel rail.

#### Externally

To the front elevation is a good sized garden which with the correcting planning permissions would make a great sized drive, while to the rear there is a large enclosed garden which is mostly paved for easy maintenance.

#### AGENTS NOTES

Council Tax: Durham County Council, Band A

Property Construction – Non Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – no

Probate –NA

Rights & Easements – None known

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of. Accessibility/Adaptations – stair access only, no lift

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



# OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

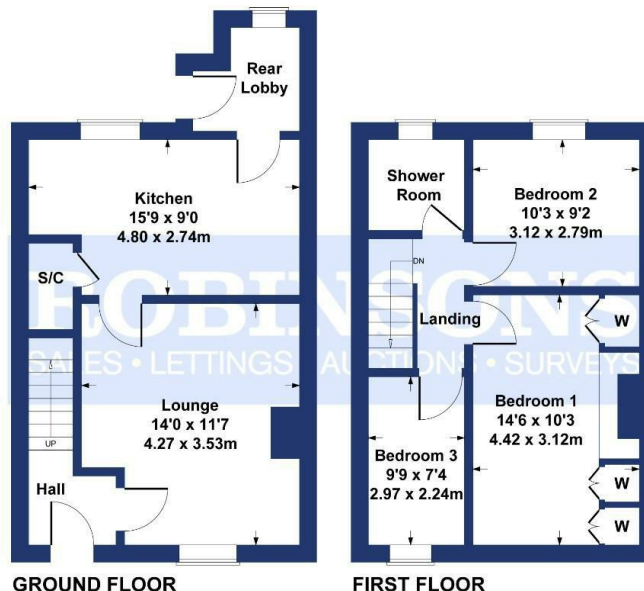
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## York Hill Crescent

Approximate Gross Internal Area  
775 sq ft - 72 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. 2026

| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
|                                             |           | <b>88</b> |
|                                             | <b>74</b> |           |
| EU Directive 2002/91/EC                     |           |           |
| England & Wales                             |           |           |

### 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@robinsonscs.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

### SPENNYMOOR

11 Cheapside  
DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

### SEDFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

### WYNYARD

The Wynd  
TS22 5QQ

T: 0174 064 5444

E: info@robinsonswynyrd.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

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