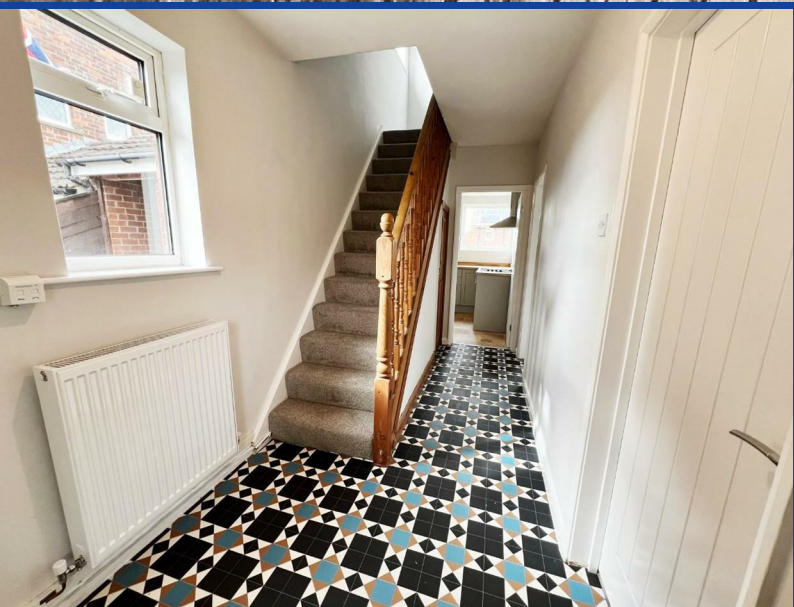




York Hill Road, Spennymoor, DL16 6SW
4 Bed - House - Semi-Detached
£149,950

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Nestled on York Hill Road in the charming town of Spennymoor, this ultra-rare four-bedroom semi-detached house presents an exceptional opportunity for families seeking a modern and spacious home. Recently fully renovated, the property boasts a brand-new kitchen and bathroom, alongside stylish flooring that enhances the overall aesthetic.

The generous living space is designed to accommodate the needs of a growing family, providing ample room for relaxation and entertainment. Each of the four bedrooms offers a comfortable retreat, ensuring that everyone has their own personal space.

Outside, the property features good-sized enclosed gardens, perfect for children to play safely or for hosting summer gatherings. Additionally, off-road parking is available, adding to the convenience of this delightful home.

With its prime location in Spennymoor, and only five miles from Durham City Centre, residents will benefit from easy access to local amenities, schools, and transport links throughout the North East. This makes the property an ideal choice for families and professionals alike. This property truly represents a wonderful opportunity to secure a spacious family home in a sought-after area.

Given the quality of the renovations and the desirable location, early viewing is highly recommended to avoid disappointment. This property is not just a house; it is a place where cherished memories can be made. Don't miss the chance to make it your own.

EPC Rating C
Council Tax Band A

Hallway

Radiator, stylish flooring, stairs to first floor, storage cupboard.

Lounge

12'6 x 12'8 max points (3.81m x 3.86m max points)
UPVC window, radiator, quality flooring.

Dining Room

12'5 x 10'9 max points (3.78m x 3.28m max points)
Quality flooring, radiator, uPVC window.

Kitchen

14'2 x 8'7 (4.32m x 2.62m)
Modern wall and base units, integrated oven, hob, extractor fan, plumbed for washing machine, radiator, new flooring, uPVC windows, stainless steel sink with mixer tap and drainer, space for fridge freezer.

Side Passage

Access to front and rear.

Landing

UPVC window, quality flooring, storage cupboard, access to loft room.

Bedroom One

11'7 x 10'8 max points (3.53m x 3.25m max points)
Storage cupboard, uPVC window, radiator, quality flooring.

Bedroom Two

10'8 x 10'9 (3.25m x 3.28m)
UPVC window, radiator, quality flooring, storage cupboard,

Bedroom Three

8'0 x 7'8 (2.44m x 2.34m)
UPVC window, radiator, quality flooring.

Bathroom

White panelled bath with shower over, wash hand basin, W/C, radiator, uPVC window, tiled splashbacks.

Second Floor Landing

Velux window, large storage cupboard.

Bedroom Four

13'5 x 10'1 (4.09m x 3.07m)
Velux window, quality flooring, radiator, spotlights.

En-Suite

Roll top bath, wash hand basin, W/C, chrome towel radiator, velux windows, wood effect flooring.

Externally

To the front elevation is an easy to maintain garden and driveway. While to rear there is a good sized enclosed garden and patio area.

Agent Notes

Council Tax: Durham County Council, Band A

Tenure: Freehold

Property Construction – 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.



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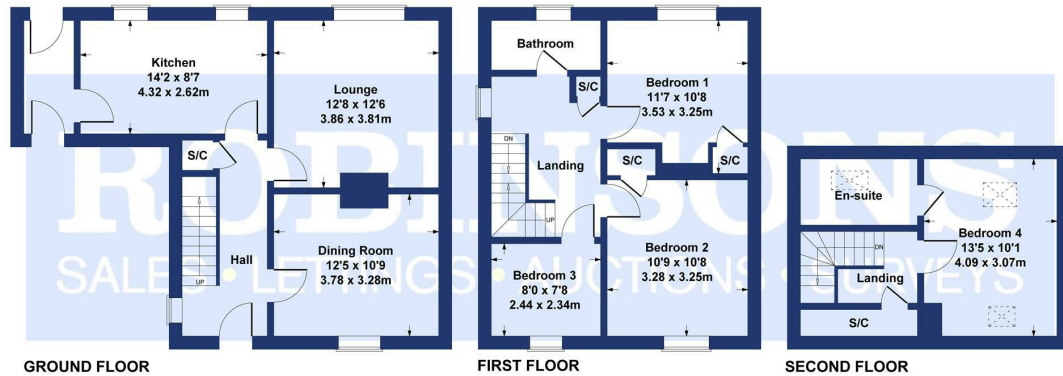
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

York Hill Road
Approximate Gross Internal Area
1294 sq ft - 120 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	83
England & Wales	EU Directive 2002/91/EC	

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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.



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