



York Hill Road, Spennymoor, DL16 6SW  
3 Bed - House - Semi-Detached  
Asking Price £129,950

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Robinsons are delighted to offer to the market this immaculate and well-maintained three-bedroom semi-detached home, a true credit to its current owners. Ideally situated within easy reach of local schools, amenities, and excellent transport links, with regular bus routes providing convenient access to both Darlington and Durham City. Spennymoor Town Centre is approximately one mile away, offering a range of shopping and leisure facilities.

In our opinion, this property will appeal to a wide variety of buyers, particularly first-time purchasers looking for a home ready to move straight into. The property benefits from a modern fitted kitchen, attractive shower room, useful utility room, gas central heating, off-road parking, and well-maintained gardens to both the front and rear.

The accommodation briefly comprises an entrance hallway, spacious lounge featuring a charming log-burning stove, a generous kitchen/dining room ideal for family living and entertaining, and a practical utility room. To the first floor are three well-proportioned bedrooms and a contemporary shower room/WC.

Externally, the property enjoys attractive front and rear gardens, while wrought iron gates provide access to a driveway offering ample off-street parking. Further enhancing the appeal of this excellent home is a useful outbuilding, providing additional storage or potential workspace.

This is a fantastic opportunity to acquire a beautifully presented family home in a popular residential location.

EPC Rating: C  
Council Tax Band: A

#### Hallway

Quality Flooring, radiator, window, stairs to first floor.

#### Lounge

10'9 x 12'6 (3.28m x 3.81m)

tastefully decorated, log burning stove with beautiful surround, Upvc window and radiator.

#### Kitchen

12'7 x 12'6 (3.84m x 3.81m)

Well presented wall and base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap and drainer, Upvc window, tiled flooring, radiator, space for dining room table, plumbed for dishwasher.

#### Utility room

8'8 x 5'2 (2.64m x 1.52m, 0.61m)

Wall and base units, stainless steel sink with mixer tap and drainer, Upvc window, plumbed for washing machine, storage cupboard housing Tumble dryer, access to the rear

#### Landing

Window, two good sized storage cupboards.

#### Bedroom One

10'9 x 10'7 (3.28m x 3.23m)

Upvc window, radiator, storage cupboard.

#### Bedroom Two

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

Upvc window, radiator, storage cupboard.

#### Bedroom Three

8'0 x 7'7 (2.44m x 2.31m)

Upvc window, radiator, storage cupboard.

#### Shower room

Large walk in shower, wash hand basin, w/c, radiator and window.

#### Externally

To the front of the property there is an easy to maintain garden with driveway, to the rear there is a good sized garden with useful outbuilding and w/c.

#### Agents 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

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 Council Tax: Durham County Council, Band A

#### Property Construction – Non Standard - 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

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

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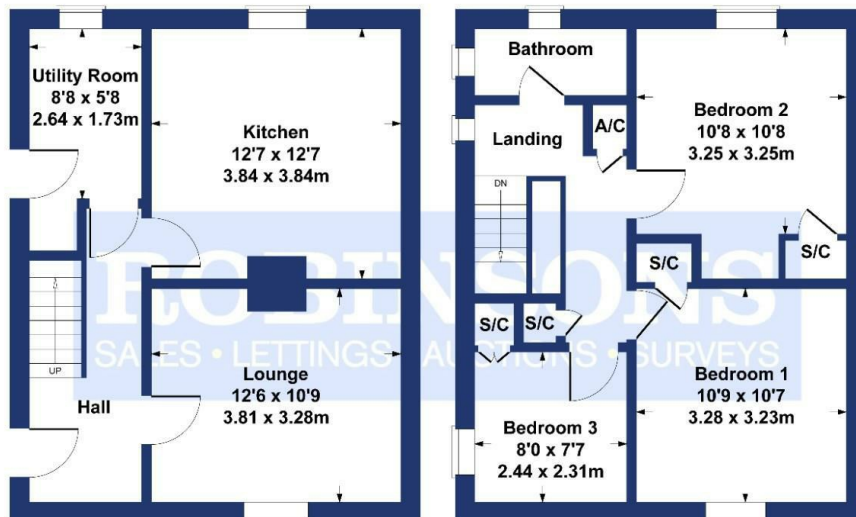
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## York Hill Road

Approximate Gross Internal Area  
893 sq ft - 83 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. 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 |                         |           |
|                                             | 70                      | 83        |
| England & Wales                             | EU Directive 2002/91/EC |           |

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T: 0191 383 9994 (option1) (Lettings)

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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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