



York Hill Road, Spennymoor, DL16 6SW
3 Bed - House - Semi-Detached
£725 Per Calendar Month

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Nestled on York Hill Road in the charming town of Spennymoor, this ultra-rare Three bedroom semi-detached house presents an exceptional opportunity for families seeking a modern and spacious home. Recently fully renovated, the property boasts a well presented 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, living room is a good size with UPVC window and feature fire. Each of the three 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.

No Pets
No Smokers
Unfurnished
Bond: £725
EPC Rating TBC
Council Tax Band A
Tenant Earnings: £22,200
Guarantor Earnings: £26,640

Hallway

Lounge

Kitchen/Diner

Utility Room

Shower Room

Landing

Bedroom One

En-Suite

Bedroom Two

Bedroom Three

Bathroom

Externally

Redress

Agent Notes



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Strategic Marketing Plan

Dedicated Property Manager

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		81
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DURHAM

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The Wynd

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