



Yorkshire Drive, Belmont, DH1 2DA
3 Bed - House - Semi-Detached
£229,995

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Yorkshire Drive Belmont, DH1 2DA

Stunning Family or First Home ** Early Viewing Advised ** Private Westerly Rear Aspect ** Driveway ** Modern Fixture & Fittings ** Very Popular Location ** Quiet Cul-De-Sac Location ** Local Amenities & Transport Links ** Outskirts of Durham ** Double Glazing & GCH **

The thoughtfully designed layout features an extended and welcoming entrance hallway, a cosy lounge, and a stunning open-plan kitchen, dining, and living area with French doors leading to the rear decked patio. Upstairs, the first floor offers two spacious double bedrooms, a single bedroom, and a luxurious shower room with a double walk-in shower. Externally, the property is situated in a desirable location with a front driveway providing parking, while the private rear garden boasts a sunny westerly orientation.

This fabulous home enjoys a quiet cul-de-sac position within a highly sought-after and long-established residential development. Nestled within Belmont, it boasts easy access to an array of amenities that cater to diverse needs. Within walking distance, residents will find a variety of local shops, ensuring convenience for day-to-day necessities. Families will appreciate the proximity to schools catering to all age groups, providing quality education within reach. Additionally, the presence of a doctors' surgery, post office, and public library further enhances the convenience and livability of the area.

Belmont's strategic positioning also makes it an ideal choice for commuters. Situated just off the A(690) Durham to Sunderland Highway, residents benefit from seamless access to major transportation routes. The nearby A1(M) Motorway Interchange facilitates efficient travel both north and south, offering excellent connectivity for those travelling for work or leisure. This blend of convenience, accessibility, and community amenities underscores Belmont's appeal as a desirable residential location.













GROUND FLOOR

Entrance Hallway

Lounge

15'7 x 13'2 (4.75m x 4.01m)

Open Plan Kitchen Dining Room

Kitchen

7'4 x 9'5 (2.24m x 2.87m)

Dining Area

16'4 x 8'0 (4.98m x 2.44m)

FIRST FLOOR

Bedroom

12'3 x 9'9 (3.73m x 2.97m)

Bedroom

11'5 x 9'9 (3.48m x 2.97m)

Bedroom

8'0 x 6'5 (2.44m x 1.96m)

Shower Room/WC

7'9 x 6'5 (2.36m x 1.96m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 3 Mbps, Superfast 43 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2,161 p.a

Energy Rating: C

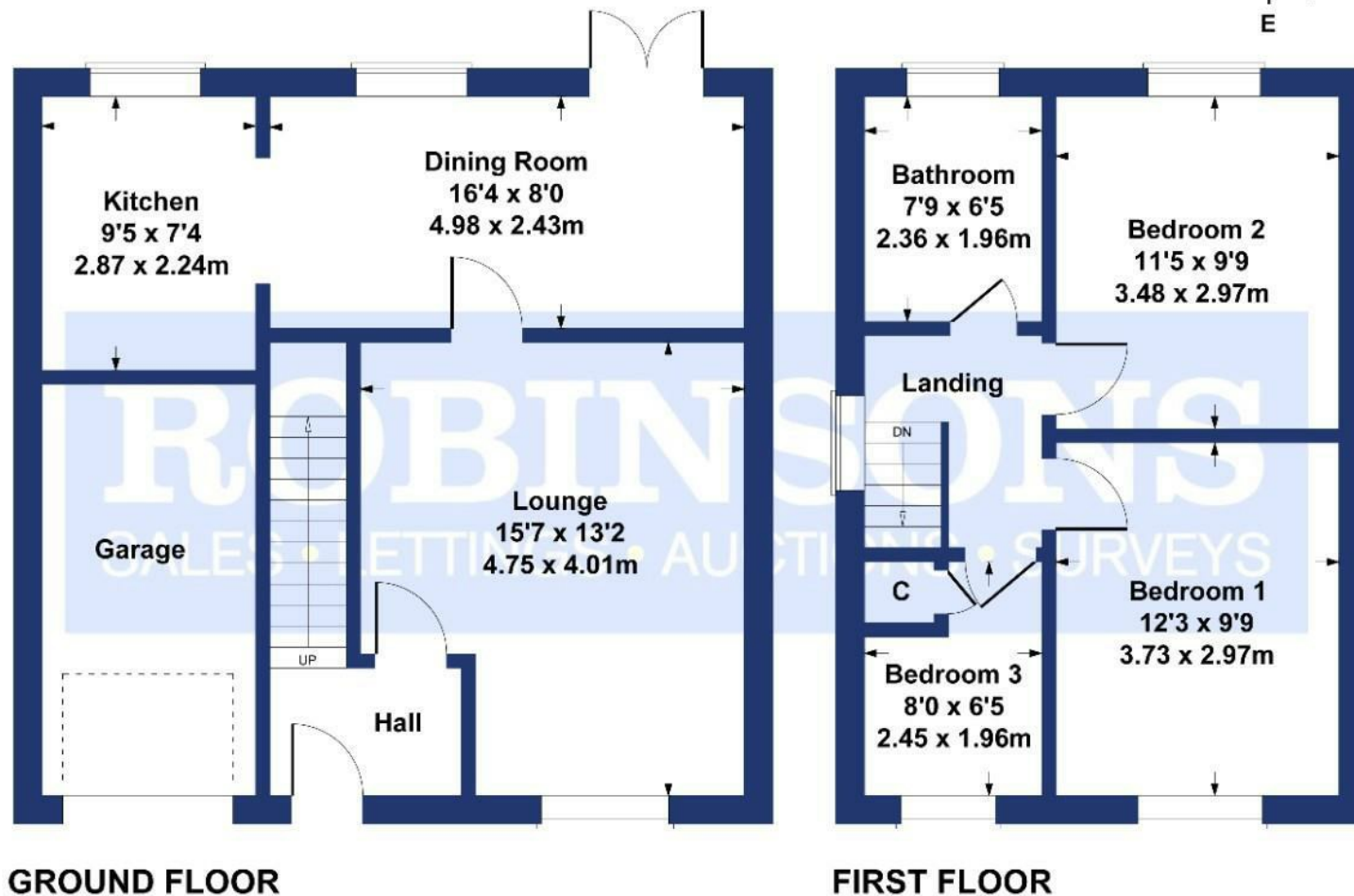
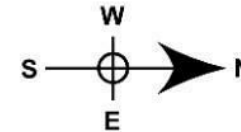


Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



Yorkshire Drive

Approximate Gross Internal Area
980 sq ft - 91 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. 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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