



**York Hill Road, Spennymoor, DL16 6SW**  
**3 Bed - House - Semi-Detached**  
**£135,000**

**ROBINSONS**  
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Robinsons are delighted to offer to the market this tidy and well maintained THREE BEDROOM SEMI DETACHED house with attic room, conveniently located for access to local schools and excellent bus routes are close by providing access to nearby Darlington and Durham City, Spennymoor Town Centre is approximately a mile away and in our opinion the property would suit a variety of purchases including the first time buyer.

Benefiting from UPVC DOUBLE GLAZING, GAS CENTRAL HEATING and front and rear GARDENS. The property briefly comprises of ENTRANCE HALL, LOUNGE, SEPERATE DINING ROOM, MODERN FITTED KITCHEN, Whilst to the first floor THREE WELL PROPTIONED BEDROOMS, BATHROOM with staircase to ATTIC ROOM. Externally the property enjoys FRONT and REAR GARDENS with wrought iron gates leading to driveway providing off street parking. In more detail the accommodation comprises of

EPC Rating D  
Council Tax Band A

#### Porch

Access to hall

#### Hallway

Wood effect flooring, uPVC window, radiator.

#### Lounge

12'9" x 12'6" (3.89 x 3.81)

Quality flooring, radiator, uPVC window.

#### Dining Room

12'6" x 10'8" (3.81 x 3.25)

uPVC window, radiator.

#### Kitchen

13'6" x 8'9" (4.11 x 2.67)

Modern white wall & base units, integrated oven, hob, extractor fan, fridge freezer, washing machine, radiator, under counter lighting, uPVC window, breakfast bar, smart worktops with matching splashbacks, airing cupboard.

#### Landing

uPVC window, storage cupboard, stairs to loft room.

#### Bedroom One

10'9" x 8'7" (3.28 x 2.62)

Fitted wardrobes, radiator, uPVC window, storage cupboard.

#### Bedroom Two

10'8" x 10'9" (3.25 x 3.28)

uPVC window, radiator, storage cupboard & fitted wardrobes.

#### Bedroom Three

7'9" x 7'6" (2.36 x 2.29)

uPVC window, radiator.

#### Bathroom

8'0" x 5'5" (2.44 x 1.65)

Panelled bath with shower over, wash hand basin, W/C, chrome towel radiator, uPVC window, extractor fan.

#### Attic Room

14'8" x 11'2" (4.47 x 3.40)

Velux windows, storage cupboards, storage in eves which has lovely views.

#### Externally

To the front elevation is a nice sized driveway & garden whilst to the rear there is a nice sized garden, patio & decked area and useful shed.

#### 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

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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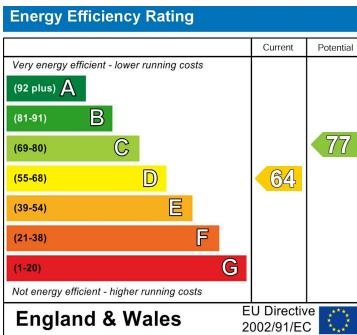
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