



York Hill Crescent, Spennymoor, DL16 6SU
3 Bed - House - Mid Link Terrace
£650 Per Calendar Month

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Robinsons are delighted to offer FOR RENT this fully renovated and spacious three-bedroom mid-terraced home, ideally positioned close to local schools and excellent bus routes providing easy access to Darlington, Durham City, and Spennymoor Town Centre, which is just a mile away. This beautifully updated property is perfect for families, professionals, or anyone seeking a modern, move-in-ready home.

The property has undergone a full renovation throughout, including fresh décor, new flooring, upgraded kitchen and bathroom fittings, and modernised finishes from top to bottom—creating a bright, contemporary living space ready for immediate occupancy. Additional benefits include UPVC double glazing, gas central heating, and a garage located to the rear.

The accommodation briefly comprises an entrance hall leading into a spacious lounge, a newly updated fitted kitchen, and a separate dining room. To the first floor, the landing gives access to three good-sized bedrooms and a modern family bathroom. Externally, the front boasts a low-maintenance patio/garden area, while the rear features a generous enclosed garden and garage.

With its fantastic location and high-quality renovation, this property is expected to attract strong interest. Early viewing is highly recommended.

Bond: £650.00

Unfurnished

EPC Rating: C

Council Tax Band: A

No Smokers

Tenant Earnings: £19,800

Guarantor Earnings: £23,760

Hallway

Lounge

13'4 x 10'6 (4.06m x 3.20m)

Kitchen/Diner

14'7 x 8'7 (4.45m x 2.62m)

Dining Room

14'2 x 4'9 (4.32m x 1.45m)

Landing

Bedroom One

15'6 x 10'0 max points (4.72m x 3.05m max points)

Bedroom Two

10'1 x 9'4 (3.07m x 2.84m)

Bedroom Three

12'2 x 6'4 max points (3.71m x 1.93m max points)

Bathroom

Externally

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 10000Mbps *

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,703.96 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.

Redress Scheme

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH



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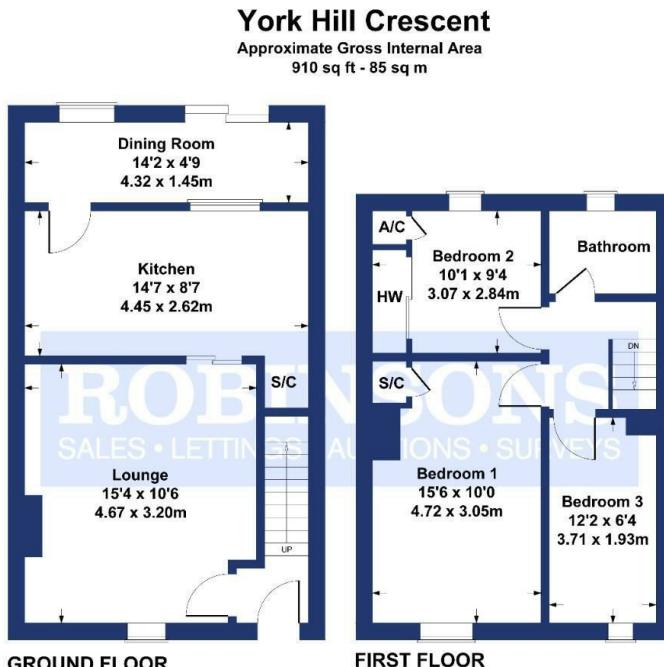
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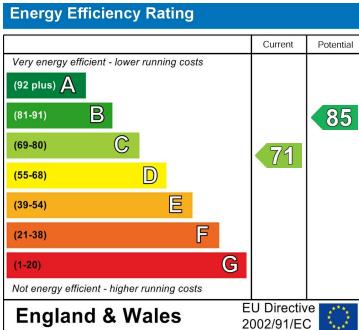
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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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



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