

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

**ROBINSONS**  
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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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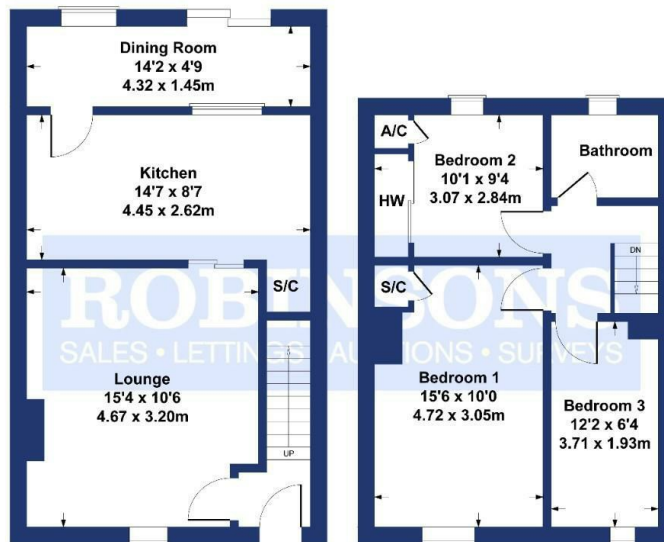
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## York Hill Crescent

Approximate Gross Internal Area  
910 sq ft - 85 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. 2025

| Energy Efficiency Rating                    |           |
|---|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) A                                 | 85        |
| (81-91) B                                   |           |
| (69-80) C                                   |           |
| (55-68) D                                   |           |
| (39-54) E                                   |           |
| (21-38) F                                   |           |
| (1-20) G                                    |           |
| Not energy efficient - higher running costs |           |
| 71  |           |
| EU Directive 2002/91/EC                     |           |
| England & Wales                             |           |

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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.

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