



York Court, Witton Park, DL14 0ER  
2 Bed - Bungalow - Semi Detached  
£70,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

# York Court Witton Park, DL14 0ER

Nestled in the charming location of York Court, Witton Park, Bishop Auckland, this delightful mid terrace bungalow presents an excellent opportunity for a variety of buyers. With no upper chain, Robinsons is pleased to introduce this well-presented and spacious two-bedroomed property to the market.

Upon entering, you are welcomed by a bright entrance hallway that leads to two generously sized double bedrooms, perfect for relaxation or accommodating guests. The spacious lounge offers a comfortable setting for entertaining or unwinding after a long day. The kitchen is equipped with a range of fitted wall and base units, providing ample storage and workspace for culinary enthusiasts. The family bathroom features a three-piece suite, ensuring convenience and style.

One of the standout features of this bungalow is the conservatory, which invites natural light and offers a lovely space to enjoy the surrounding views of the easy-to-maintain gardens at both the front and rear of the property. This outdoor space is ideal for those who appreciate a touch of greenery without the burden of extensive upkeep as benefits from an allocated parking space.

This property was previously purchased under a part ownership scheme with the Durham Aged Mineworkers Homes Association, making it a unique opportunity for potential buyers. We highly recommend scheduling a viewing to fully appreciate the charm and potential of this lovely bungalow. For further information, please do not hesitate to enquire.









## GROUND FLOOR

### Lounge

14'2" x 11'10" (4.32 x 3.61)

With an electric fire and surround, TV point, double radiator and a door to the conservatory.

### Conservatory

7'5" x 9'10" (2.26 x 3.00)

Is fully UPVC double glazed with a door to the rear and a double radiator.

### Bedroom One

9'0" x 13'2" (2.74 x 4.01)

With a UPVC double glazed window, single radiator and fitted wardrobes.

### Bedroom Two

9'10" x 8'0" (3.00 x 2.44)

With a UPVC double glazed window and a single radiator.

### Kitchen

11'0" x 10'2" (3.35 x 3.10)

With a range of fitted wall and base units, stainless steel sink and drainer, space for a cooker, plumbing for a washing machine, combination boiler, single radiator and a UPVC double glazed window. There is also loft access where there is a pull down ladder and the loft is boarded.

### Bathroom

With a panel bath, low level WC, wash hand basin and single radiator.

### Externally

With easy to maintain gardens to the front and rear. Allocated parking space.

### AGENTS NOTES

Council Tax: Durham County Council, Band b - Approx. £1701 p.a

Tenure: Leasehold (99 years from 26/05/17)

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains (not metered)

Sewerage – Mains

Heating – Gas Central Heating

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 – Yes

Probate – N/A

Rights & Easements – Unknown

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 – Unknown

Planning Permission – Nothing in the local area to affect this property that we are aware of.

Check with seller. Accessibility/Adaptations – any alterations or conversions etc.

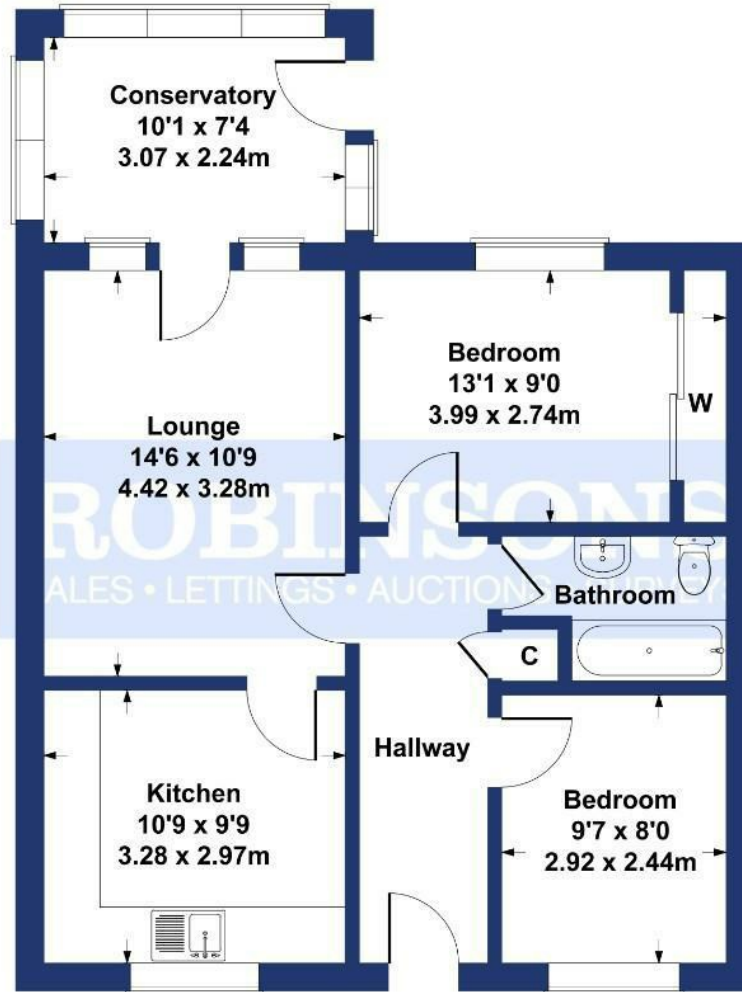
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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.

# York Court Witton Park

Approximate Gross Internal Area  
692 sq ft - 64 sq m



## 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. 2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



120 Newgate Street, Bishop Auckland, DL14 7EH  
Tel: 01388 458111  
info@robinsonsbishop.co.uk  
www.robinsonsestateagents.co.uk

