





York Hill Crescent, Spennymoor, DL16 6SU
3 Bed - House - Mid Terrace
Starting Bid £65,000

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For sale by modern auction, starting price £65,000 plus reservation fee.

Robinsons are delighted to offer to the market this spacious and well-positioned three-bedroom mid-terraced family home, conveniently located close to local schools, amenities and regular bus routes providing excellent transport links to Darlington, Durham City, and Spennymoor Town Centre, which lies approximately one mile away. Offering generous living accommodation throughout, the property is sure to appeal to a variety of buyers, including first-time purchasers, growing families and investors.

The accommodation briefly comprises a welcoming entrance hallway, a spacious lounge, and a fitted kitchen/dining room providing ample space for both everyday living and entertaining. To the first floor, the landing gives access to three well-proportioned bedrooms and a family bathroom.

The property further benefits from UPVC double glazing and gas central heating, ensuring comfort and energy efficiency throughout the year.

Externally, there is a low-maintenance front garden which, subject to the necessary permissions, offers potential for conversion into a private driveway. To the rear is a generously sized enclosed garden, ideal for families, outdoor entertaining, or simply relaxing.

Early viewing is highly recommended to appreciate the space, potential, and convenient location this excellent home has to offer.

EPC Rating: C
Council Tax Band: A

This property is for sale by The Great North Property Auction powered by iam-sold Ltd.
* For Sale by Auction – T & C's apply * Subject to an undisclosed Reserve Price
* Reservation Fees Applicable * The Modern Method of Auction

Hallway
Radiator, stairs to first floor

Lounge
15'4 x 10'4 max points (4.67m x 3.15m max points)
Upvc window, radiator

Kitchen / Diner
14'6 x 8'6 (4.42m x 2.59m)
Wall and base units, stainless steel sink with mixer tap and drainer, electric cooker point, plumbed for washing machine, tiled flooring, storage cupboard, radiator, Upvc window, space for dining room table, space for fridge / freezer.

Rear Lobby
Upvc window, access to rear.

Landing

Bedroom One
15'5 x 10 max points (4.70m x 3.05m max points)
Upvc windows, radiator, fitted wardrobes.

Bedroom Two
10'2 x 9'5 (3.10m x 2.87m)
Upvc windows, radiator, storage wardrobes.

Bedroom Three
11'8 x 6'4 (3.56m x 1.93m)
Upvc windows, radiator.

Bathroom
Panelled bath, wash hand basin, wash hand basin, W/C, Upvc window, radiator.

Externally
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Agents Notes
Council Tax: Durham County Council, Band A

Property Construction – Non 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 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 – 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 £50.00 + VAT (£60.00 including VAT) per individual purchaser applies for carrying out these checks.

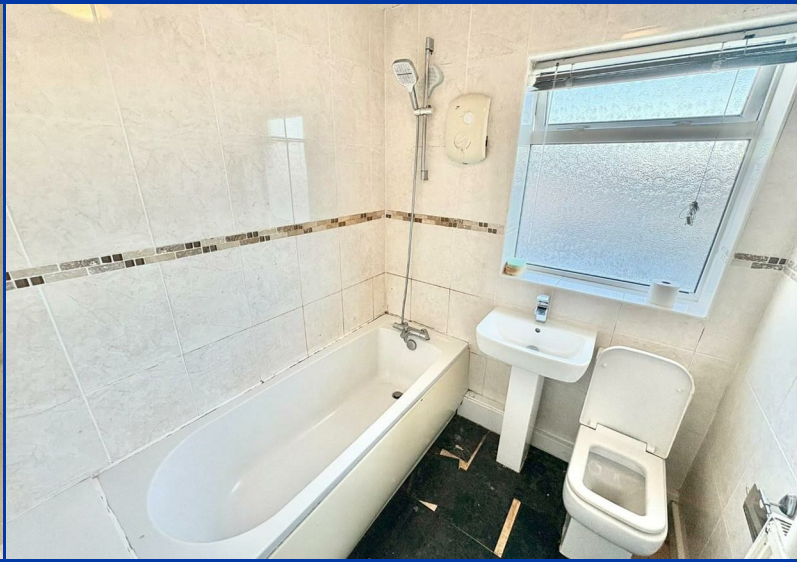
Auction Terms & Conditions
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The buyer will pay £349.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.











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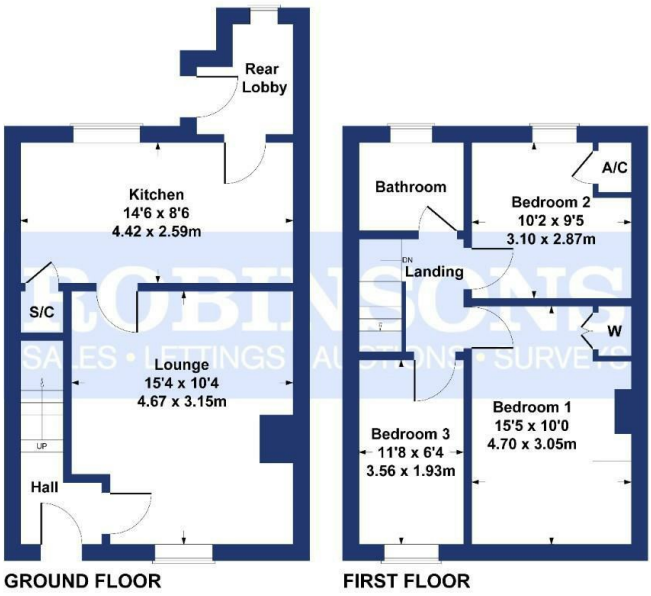
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Yorkhill

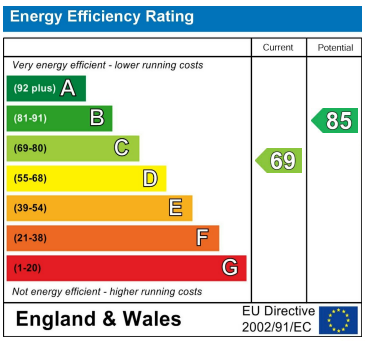
Approximate Gross Internal Area
839 sq ft - 78 sq m



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



DURHAM
1-3 Old Elvet
DH1 3HL
T: 0191 386 2777 (Sales)
T: 0191 383 9994 (option1) (Lettings)
E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE
19A old Elvet
DH1 3HL
T: 0191 383 0777
E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET
45 Front Street
DH3 3BH
T: 0191 387 3000
E: info@robinsonscls.co.uk

BISHOP AUCKLAND
120 Newgate Street
DL14 7EH
T: 01388 458111
E: info@robinsonsbishop.co.uk

CROOK
Royal Corner
DL15 9UA
T: 01388 763477
E: info@robinsonscrook.co.uk

SPENNYMOOR
11 Cheapside
DH16 6QE
T: 01388 420444
E: info@robinsonsspennymoor.co.uk

SEDGEFIELD
3 High Street
TS21 2AU
T: 01740 621777
E: info@robinsonssedgefield.co.uk

WYNYARD
The Wynd
TS22 5QQ
T: 0174 064 5444
E: info@ robinsonswynyard.co.uk

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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.