



South Wooley,

Allendale, Hexham, Northumberland, NE47 9AL

£750 pcm

Three-bedroom stone cottage situated in an idyllic rural setting close to the popular village of Allendale.

- Three bedrooms
- Two reception rooms
- Utility room
- Study/boot room
- Stone outhouse
- Large garden
- Parking
- EPC rating D

Tel: 01434 608980

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DESCRIPTION

Three-bedroom stone cottage situated in an idyllic rural setting close to the popular village of Allendale. South Wooley benefits from being newly decorated and has new Karndean flooring and carpets throughout.

The property comprises of kitchen fitted with a range of wall and base units, electric oven, extractor fan, integrated fridge, freezer, and dishwasher. There is a separate utility room providing space for a tumble dryer, plumbing for a washing machine, a separate cloakroom and study/boot room. The property benefits from two spacious reception rooms with beamed ceilings and feature fireplaces. There are three double bedrooms and a family bathroom with bath, overhead shower, WC, and wash hand basin.



Externally the cottage has superb countryside views, a large garden to the rear mainly laid to lawn, useful stone outhouse and parking for two cars.

SERVICES

Main's electricity and water are connected. Oil fired central heating to radiators also supplying the domestic hot water. The property benefits from solar panels.



CHARGES

The tenant will be required to meet all outgoings including council tax, band D. The holding deposit, equal to one week's rent is payable upon the start of the application. For all successful applicants, any holding deposit will be offset against the security deposit with the agreement of the payee.

DEPOSIT

£860 will be lodged with the agents prior to the commencement of the tenancy. This sum will be returned at the termination of the tenancy subject to all commitments having been made.

VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.



IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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