



## 15, Beechcroft

Humshaugh, Hexham, NE46 4DN

£695 pcm

Well presented two bedroom semi-detached home with garden, driveway parking and integral garage pleasantly situated within the popular Tyne Valley village of Humshaugh.

- Two bedroom detached house
- Well presented
- Wood burning stove
- Separate utility room
- Garden
- Parking
- Driveway
- EPC rating D

**Tel: 01434 608980**

[www.youngsrps.com](http://www.youngsrps.com)

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## DESCRIPTION

Well-presented two bedroom semi-detached home with garden, driveway parking and integral garage pleasantly situated within the popular Tyne Valley village of Humshaugh.

The living room benefits from an inglenook fireplace with wood burning stove and leads to the kitchen with a range of wall and base units, electric oven, hob, extractor fan, dishwasher and separate utility with washer/dryer and door into the garage. There is also a door off the kitchen providing access to the rear garden.

On the first floor there two double bedrooms and bathroom with walk in shower, WC and wash hand basin.

Externally to the front of the property there is a driveway leading to the integral garage, with a lawned area and path leading to the front door. The rear garden is mainly laid to lawn with a patio area.

## SERVICES

Main's electricity, water and drainage are connected. Oil fired central heating to radiators also supplying the domestic hot water.

## CHARGES

The tenant will be required to meet all outgoings including council tax. 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

£800 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.



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