



1 Crawley Cottages

Colwell, Hexham, Northumberland, NE46 4TP

£595 pcm

1 Crawley Cottages is a two bedroom property located in an idyllic location with superb views of Hallington Reservoirs close to the small village of Colwell.

- Two bedroom cottage
- Fabulous location
- Two reception rooms
- Double glazed
- Two outhouses
- Garage
- Parking
- EPC TBC

Tel: 01434 608980

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DESCRIPTION

1 Crawley Cottages is a two bedroom property located in an idyllic location with superb views of Hallington Reservoirs close to the small village of Colwell. The ground floor accommodation comprises of living room with inglenook fireplace housing a multi-fuel stove, second reception room benefiting from an open fire, kitchen fitted with a range of wooden wall and base units, extractor fan, plumbing for washing machine/dishwasher and space for fridge freezer. There is a family bathroom with corner bath, electric shower and separate WC. The first floor has two double bedrooms with views of the reservoir.



Externally the property has a garage, two outhouses to the rear, front garden and parking.

SERVICES

Mains water and electricity, solid fuel central heating to radiators also providing 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 applicant's any holding deposit will be offset against the security deposit with the agreement of the payee.



DEPOSIT

£685 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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