



3 Laurel Road

Woodland Rise, Hexham, Northumberland, NE46 1UQ

£1700

A beautifully presented detached four bedroom property located on a popular development within walking distance of Hexham and all of the facilities and amenities it has to offer.

- Detached property
- Beautifully presented
- Popular development
- Four bedrooms
- Ensuite
- Detached garage
- Enclosed garden
- EPC rating B

Tel:01434 608980
www.youngsrps.com

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DESCRIPTION

A beautifully presented detached fourbedroom property located on a popular development within walking distance of Hexham and all of the facilities and amenities it has to offer. The front door opens into a spacious entrance hallway with cloakroom and stairs leading to the first floor. The kitchen/diner is open plan and offers a lovely bright and airy space with patio doors, a range of wall and floor units, built in double oven with induction hob and extractor above, integrated appliances including fridge, freezer, dishwasher and wine cooler. There is a utility room with a door providing access to the side of the property. The reception room has a bay window and patio doors to the garden.

On the first floor there are four bedrooms benefitting from built in wardrobes, the master having an ensuite with shower cubide, wash hand basin and low level WC. There is also a stylishly fitted family bathroom with bath, separate shower, WC and wash hand basin.

Externally the property has a detached garage and off-street parking. To the rear of the property is an endosed garden mainly laid to lawn.

SERVICES

Main's electricity, water and drainage and gas are connected. Gas 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

£1960 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

VIEWING

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



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