



**Brandelhow,**  
Elvaston Park Road, Hexham, Northumberland, NE46 2HL

**youngsRPS** 

**Brandelhow**  
**Elvaston Park Road**  
**Hexham**  
**Northumberland**  
**NE46 2HL**

**Guide Price: £495,000**

A four bedroom detached house occupying a cul de sac location within in the highly desirable Elvaston area of Hexham. The property benefits from large gardens and a garage.

- Detached house
- Desirable location
- Two reception rooms
- Four bedrooms
- Large gardens
- Detached garage and driveway
- No onward chain
- Energy efficiency rating D



**youngsRPS**

Hexham - 01434 608980



### DESCRIPTION

A four bedroom detached house occupying a cul de sac location within in the highly desirable Elvaston area of Hexham. The property benefits from large gardens and a garage. The front door opens into a spacious entrance hallway with a door leading to a cloakroom/utility room. There is a dining room with patio door opening out onto the gardens and double doors opening into a spacious lounge. The lounge has a feature fireplace housing an open fire. The breakfasting kitchen boasts a range of wall and floor shaker style units with complementary work surfaces incorporating a stainless steel sink with mixer tap over, built in oven with four ring gas hob and extractor above, integrated dishwasher, space for a fridge freezer and spacious dining area. Stairs lead up to the first floor where there are four good sized bedrooms, one enjoying an en suite shower room, and a family bathroom comprising a panelled bath with shower over, wash hand basin and low level WC. Externally the property enjoys large gardens mainly laid to lawn bordered by mature hedging with trees, bushes and shrubs offering a good degree of privacy. There is a driveway leading to a detached single garage.

### LOCATION

Brandelhow is situated on Elvaston Park Road in Hexham, within easy access to the local schools and other amenities in the centre of Hexham such as shops and leisure facilities. There are good road and rail links giving access to Newcastle to the east and Carlisle to the west.

### SERVICES

Mains electricity water, drainage and gas are connected. Gas fired central heating to radiators, also supplying the domestic hot water.

### CHARGES

Northumberland County Council tax band F.

### VIEWINGS

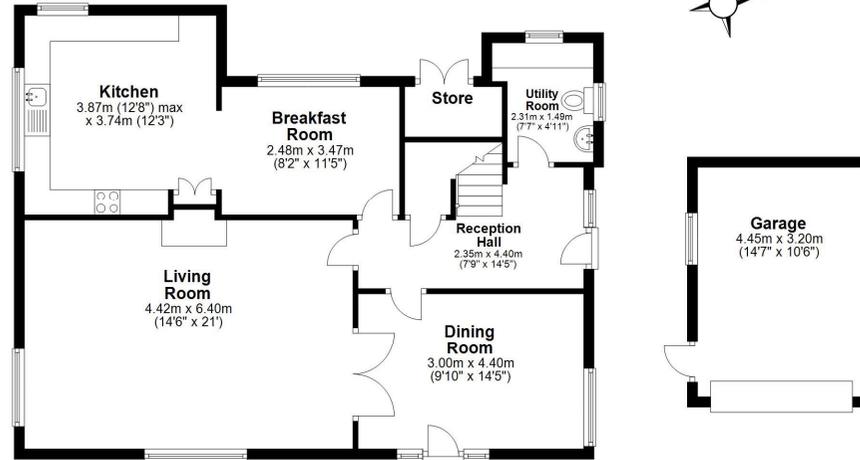
Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

### MARKET APPRAISAL

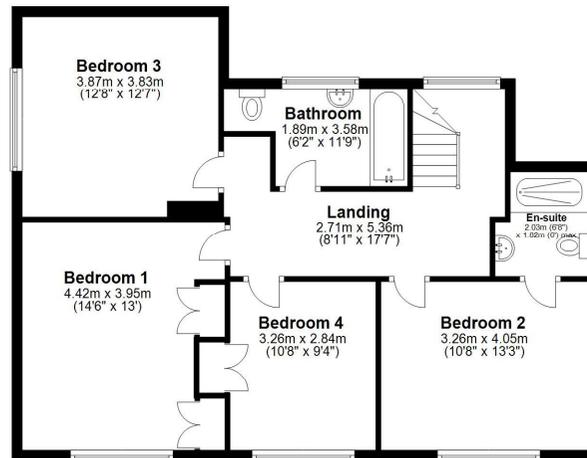
We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.



**Ground Floor**  
Approx. 97.8 sq. metres (1052.3 sq. feet)



**First Floor**  
Approx. 79.9 sq. metres (860.3 sq. feet)



Total area: approx. 177.7 sq. metres (1912.7 sq. feet)  
**Brandelhow, Elvaston Park Road, Hexham**

**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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