



## 12 Woodlands

Hexham, Northumberland, NE46 1HT

youngsRPS 

# 12 Woodlands Hexham Northumberland NE46 1HT

**Guide Price: £439,950**

Five bedroom mid terrace property offering versatile accommodation spread over three floors, boasting an abundance of character and charm throughout. Situated within walking distance to the centre of the popular market town of Hexham.

- Five bedrooms
- Desirable location
- Original features throughout
- Gardens to front and rear
- Walking distance to town
- Spacious and versatile accommodation
- No onward chain
- EPC rating D (63)

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Youngs Hexham 01434 608980





### DESCRIPTION

Five bedroom mid terrace property offering versatile accommodation spread over three floors, boasting an abundance of character and charm throughout with high ceilings, deep skirting boards and original feature fireplaces.

The front door opens onto the entrance porch, a door leads through to the hallway with stairs up to the first floor. The main spacious reception room boasts character and charm with original feature marble fireplace housing an open fire with bay window to the front aspect. The second reception room comprises of a brand new multi fuel log burning stove with French doors out to the rear garden. The kitchen diner is fitted with hand crafted shaker style units with complimentary solid oak work tops, a gas AGA, integrated dishwasher and a convenient under stairs pantry. A door then leads into the utility room with plumbing for a washing machine, external door and access to the WC.

On the first floor there are two double bedrooms enjoying original fireplaces, and two single bedrooms one of which is currently used as an office. The family bathroom is fitted with a free standing roll top bath, large walk in shower, WC and wash hand basin. Stairs lead up to the second floor where you will find a large stylish shower room with walk in shower, WC and wash hand basin along with a further double bedroom.

Externally the front of the property is accessed via a path with lawned area to the side. To the rear there is a private garden with patio area and lawn. There is also a car port with two sheds, a garden gate leads out to the rear lane.

### LOCATION

Hexham was voted the happiest place to live in Great Britain by Rightmove's annual Happy at Home index in 2019 and 2021. It is a sought-after thriving market town, hosting the historic Hexham Abbey, Old Gaol Museum, weekly markets, array of independent businesses and shops, cafes, restaurants, theatre, library, cinema, galleries, golf course, sports clubs, Wentworth Leisure Centre with swimming pool and bowling alley, Hexham Racecourse, River Tyne, and country walks.

Hexham is set within excellent road and rail distance of Newcastle, Carlisle and beyond; making it the perfect location for those that enjoy both country and metropolitan pursuits. Surrounded by the tranquil Tyne Valley countryside, you can travel via Hexham Railway Station, the modern bus station or car.

### SERVICES

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

### CHARGES

Northumberland County Council tax band E

### VIEWINGS

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

### FREE MARKET APPRIASAL

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





**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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**NORTHALLERTON**  
General: 01609 773004  
Land Agency: 01609 781234

northallerton@youngsrps.com

**SEDGEFIELD**  
General: 01740 617377  
Land Agency: 01740 622100

sedgefield@youngsrps.com

**NEWCASTLE**  
General: 0191 261 0300

newcastle@youngsrps.com

**HEXHAM**  
General: 01434 608980  
Land Agency: 01434 609000

hexham@youngsrps.com

**DUMFRIES**  
General: 01387 402277

dumfries@youngsrps.com