



**3 Hencotes Mews,**  
Hexham, Northumberland, NE46 2DZ

youngsRPS 

# 3 Hencotes Mews

Hexham

NE46 2DZ

**Guide Price: £335,000**

A fantastic opportunity to acquire a stone built three bedroom townhouse centrally located within Hexham with stunning views over the Sele Park along with its own gate leading out directly onto the park itself.

- Stone built townhouse
- Centrally located
- Three bedrooms
- Fantastic views over The Sele Park
- Garage and parking
- Paved patio garden
- Direct access out onto the Sele Park
- Energy efficiency rating D (66)

**youngsRPS** 

Hexham - 01434 608980





### DESCRIPTION

A fantastic opportunity to acquire a stone built three bedroom townhouse centrally located within Hexham with stunning views over the Sele Park along with its own gate leading out directly onto the park itself. The property, which is quietly tucked away, is within walking distance of all the facilities and amenities the town has to offer and has the added benefit of a garage and parking for two vehicles. Internally the property briefly comprises; entrance hallway with door to the integral garage and stairs leading to the first floor. On the first floor there are two good sized bedrooms, one with a door opening out to the rear garden and both with fitted wardrobes and a bathroom comprising panelled bath, separate shower cubicle, wash hand basin and low level WC. Stairs lead up to the first floor where there is a lovely spacious living/dining room with windows enjoying the stunning views over The Sele Park and beyond. Off the living room is the breakfasting kitchen with a range of wall and floor units with complementary work surfaces incorporating a stainless steel sink with mixer tap over, four ring gas hob and space for fridge freezer. To the second floor is the master bedroom enjoying built in wardrobes and an en suite shower room comprising shower cubicle, wash hand basin and low level WC. Externally the property has driveway parking for two cars leading to a single garage with power connected and plumbing for a

washing machine. The property benefits from a lovely paved patio garden to the rear with a gate providing direct access onto the Sele Park.

### LOCATION

Hencotes Mews is centrally located within walking distance of all the facilities and amenities the town has to offer. The property is well placed for the excellent schools in Hexham. The thriving market town of Hexham was voted the happiest place to live in Great Britain by Rightmove's annual Happy at Home index in 2019 and 2021. The streets of Hexham are home to many independent businesses, from delicatessens and greengrocers through to sport and arts centres. Despite being surrounded by the tranquil Tyne Valley countryside, Hexham is 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.

### 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 D.

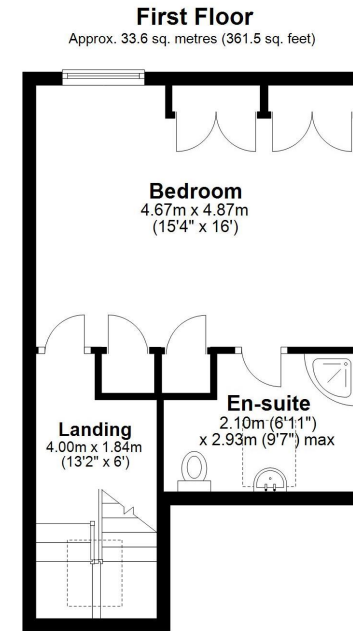
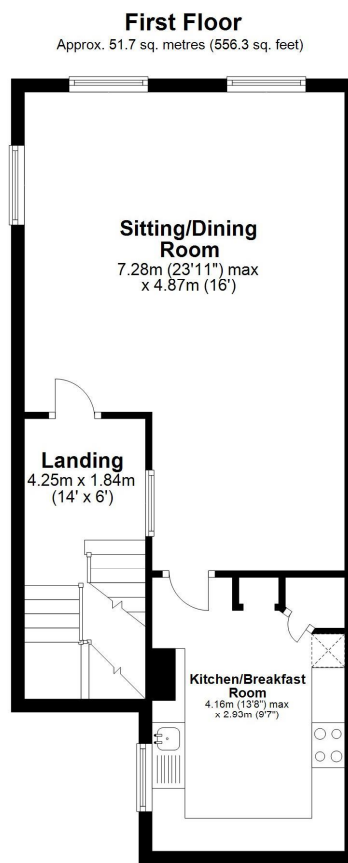
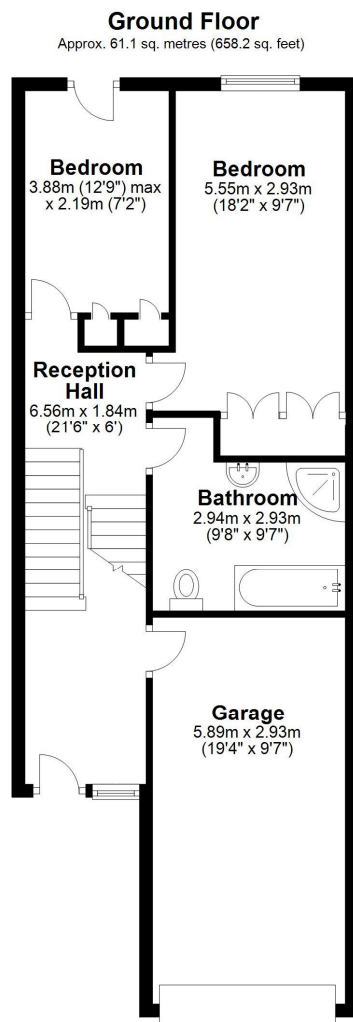
### VIEWINGS

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

### FREE MARKET APPRAISAL

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





Total area: approx. 146.4 sq. metres (1576.0 sq. feet)

Plan produced using PlanUp.

**3 Hencotes Mews, 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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