



2 St. Wilfrids Road

Hexham, Northumberland, NE46 2EA

youngsRPS 

**2 St. Wilfrids Road
Hexham
Northumberland
NE46 2EA**

Guide Price: £144,950

A well presented two-bedroom ground floor flat. Situated in a convenient location in the popular market town of Hexham, within walking distance of local amenities.

- Ground floor apartment
- Two bedrooms
- Permit parking available
- Rear courtyard
- Inglenook fireplace
- Central location
- Close to amenities
- Energy efficiency rating D

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01434 608980





DESCRIPTION

The property is entered through the front door into the entrance hall, providing access to the main reception rooms, to include; a living room boasting large window with rear aspect providing ample light and an inglenook fireplace. The kitchen hosts a range of cream wall and base units with complimentary wood laminate work surfaces appliances, to include; high level oven, four ring gas hob with hood over, washing machine and stainless steel sink, a door gives access to the rear yard.

There is a double bedroom and a single, a shower room with WC and wash hand basin.

Externally, the property has a rear yard with two useful outhouses for storage, there is a door which give street access. The property benefits from resident permit parking.

LOCATION

Situated within walking distance of all the local facilities and amenities the town has to offer. 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 and award winning farmers market.

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

TENURE

The property is Leasehold, with approximately 960 years remaining with peppercorn service charge.

CHARGES

Northumberland County Council tax band A

VIEWINGS

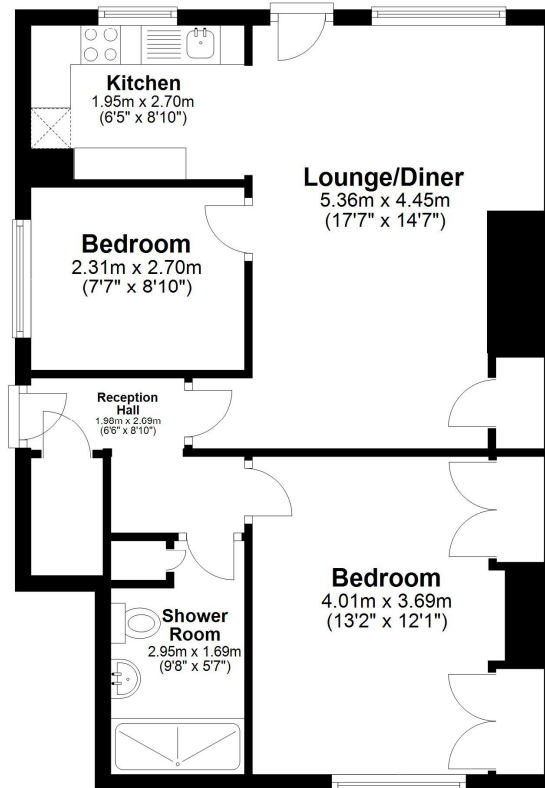
Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

FREE MARKET APPRAISAL

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

Ground Floor

Approx. 58.9 sq. metres (634.3 sq. feet)



Total area: approx. 58.9 sq. metres (634.3 sq. feet)

Plan produced using PlanUp.

2 St. Wilfrids 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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