



39 Hencotes,
Hexham, Northumberland, NE46 2EW

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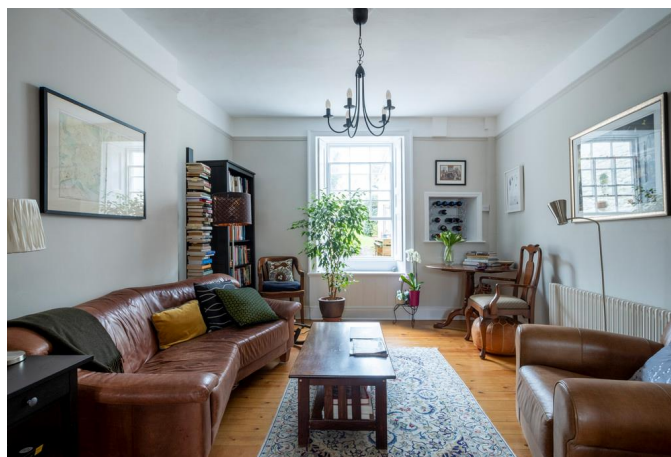
Guide Price: £465,000

A Grade II listed, four bedroom property with large rear garden pleasantly situated close to the centre of the popular market town of Hexham. The accommodation is generously proportioned with spacious and versatile accommodation over three floors.

- Grade II listed
- Four bedrooms
- Two reception rooms
- Generously sized rear garden
- Abundance of character and charm
- Accommodation over three floors
- Conveniently situated for schools
- Walking distance of town centre

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01434 608980





DESCRIPTION

A Grade II listed, four bedroom property with large rear garden pleasantly situated close to the centre of the popular market town of Hexham. The accommodation is generously proportioned with spacious and versatile accommodation over three floors, offering an abundance of character and charm, with noteworthy features throughout.

The front door leads immediately into the entrance porch, with original tiled flooring and a door leading through to the inviting hallway, with stairs to the first floor and a useful under stairs WC. The sitting room enjoys a front aspect with a bay window and feature marble fireplace housing a multi fuel stove, bespoke double doors open into the dining room which can also be accessed from the hallway. The kitchen is fitted with a bespoke handmade kitchen with complementary work surfaces incorporating a stainless steel sink and drainer. There is a Rangemaster cooker with extractor above, washing machine, dishwasher and fridge freezer. An external door leads out to the rear garden.

On the first floor there are three good sized bedrooms and a shower room. The shower room is fitted with a large walk in shower, WC and wash hand basin. The stairs continue up to the second floor with double bedroom and eaves storage. Externally the generously sized rear garden is extremely private, with different areas to be enjoyed. The garden has been very well

maintained and boasts a range of shrubs and flowers, patio areas and lawn. A real feature of the garden is a gate which leads directly onto the Sele park.

LOCATION

Hencotes is situated in the West End of Hexham, 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, gas and drainage are connected. Gas fired central heating to radiators also supplying the domestic hot water.

CHARGES

Northumberland County Council tax band D.

VIEWINGS

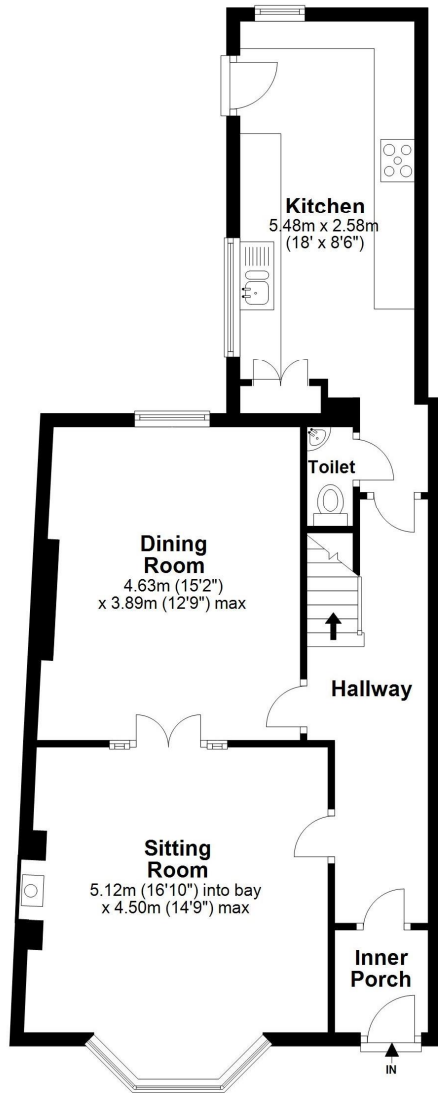
Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

FREE MARKET APPRAISAL

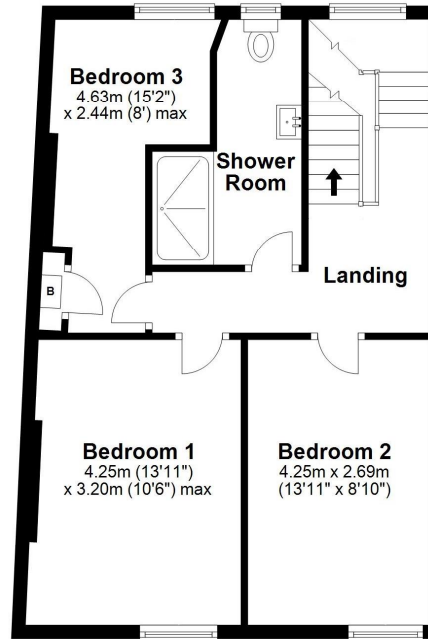
We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.



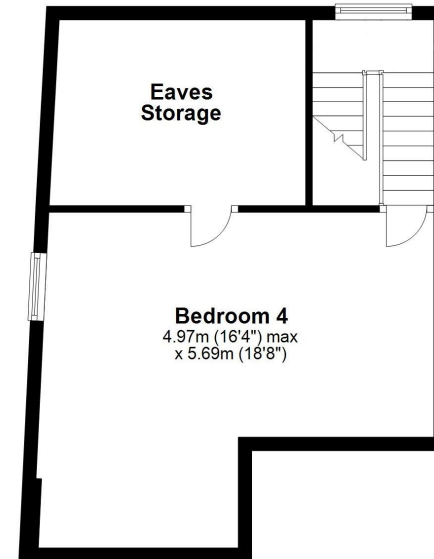
Ground Floor
Approx. 67.6 sq. metres (727.3 sq. feet)



First Floor
Approx. 51.8 sq. metres (558.0 sq. feet)



Second Floor
Approx. 40.2 sq. metres (432.6 sq. feet)



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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