



6 Bramble Gardens

Woodland Rise, Hexham, Northumberland, NE46 1WH

£1700 pcm

A spacious, detached four-bedroom property within walking distance of the centre of Hexham located on the desirable Woodland Rise development.

- Four bedroom detached property
- Walking distance to town centre
- Desirable location
- Detached garage
- South facing rear garden
- Driveway parking for four vehicles
- Gas fired central heating
- Energy efficiency rating B (86)

Tel: 01434 608980
www.youngsrps.com

youngsRPS 

DESCRIPTION

A spacious, detached four-bedroom property within walking distance of the centre of Hexham located on the desirable Woodland Rise development. The property offers bright and stylish living accommodation over two floors with a south facing rear garden, detached garage and driveway parking.

The front door opens into a spacious hallway with stairs to the first floor and access to the main reception rooms and under stair cupboard. There is a dining room with bay window and family room/office to the front of the property. At the rear, the living room boasts French doors leading out into the rear garden, a bay window to the east and an electric fire with wood surround. The spacious open-plan kitchen enjoys a bright, south facing aspect with French doors to the rear garden and Velux windows over the dining/living space. The kitchen is fitted with a variety of gloss wall and base units complimented by wood effect work surfaces. The integrated appliances consist of double oven, fridge freezer and dishwasher and gas hob with extractor above. A breakfasting island with sink completes the kitchen. A utility room with integrated washer and space for a dryer is accessed from the kitchen with wall and base units, a cloakroom and back door accessing the garden. On the first floor there are four bedrooms, two benefitting from fitted wardrobes and the master also boasting an en-suite shower room with double sized shower, WC and hand wash-basin. A family bathroom completes the accommodation with a bath, separate shower, WC and hand wash-basin with vanity cupboard above. Externally the property boasts an enclosed rear garden with southerly aspect, mainly laid to lawn with patio area and steps leading to the detached garage with an automated door and driveway with space for two vehicles. There is also parking for a further two vehicles to the east of the property on a gravelled area.

SERVICES

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

CHARGES

The tenant will be required to meet all outgoing including council tax. The holding deposit, equal to one weeks rent is payable upon the start of the application. For all successful applicants any holding deposit will be offset against the security deposit with the agreement of the payee

DEPOSIT

£1960 will be lodged with the agents prior to the commencement of the tenancy. This sum will be returned at the termination of the tenancy subject to all commitments having been made

VIEWINGS

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

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 these 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 solid to solid 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 whatsoever in relation to this property.



R201