



Haydon Park

Haydon Bridge, Hexham, NE47 6LR

**Haydon Park
Haydon Bridge
Hexham
NE47 6LR**

- Investment Opportunity
- Detached Property
- Central Location
- Handsome exterior
- Private Driveway
- Parking for several vehicles
- Mature Gardens
- Close to transport links
- Energy Efficiency Rating E





DESCRIPTION

Haydon Park is set down a private pillared driveway which has parking for several vehicles at the front of the property and is enclosed by mature gardens with dense shrubbed woodland. The property has accommodation spanning three floors, with 4 reception rooms to the ground floor alongside smaller flexible rooms. The first floor has potential to offer 4 bedrooms with an additional 3 on the second floor, if the accommodation was converted back to residential.

LOCATION

Situated in the centre of Haydon Bridge on the very popular North Bank. The property is ideally located near to; local schools, shops, a small supermarket and post office as well as newsagents, pharmacy, hair and beauty salon, social club and public houses with and a full range of retail and leisure facilities as well as major supermarkets in the Market Town of Hexham just over 6.5 miles away. Haydon Bridge offers additional public transport links. For the commuter, rail services west to Carlisle and east to Newcastle Upon Tyne are regularly available, in addition to the excellent road networks via the A68 and A69 dual carriageway.



AGENTS NOTES

We have only inspected the property from behind the security fencing. Our understanding of the internal condition is that it is very poor and has several structural issues that need resolving. We have an Asbestos survey and Building Risk Assessment survey we can share to give more understanding around the internal condition of the property. The reports can be shared, to help give buyers a better understanding of the properties internal condition only. The purchaser will be required to pay 1% of the purchase price by way of a contribution towards the sellers reasonable legal & surveyors fees on completion.

The property will be subject to a change of use planning application if a buyer is considering a residential use.

SERVICES

Mains water, electricity and drainage with Calor gas central heating.

VIEWING

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

FREE MARKET APPRAISAL

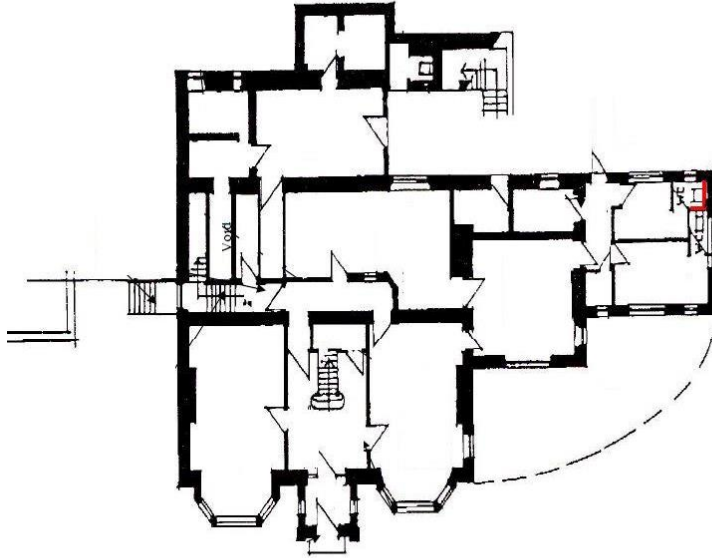
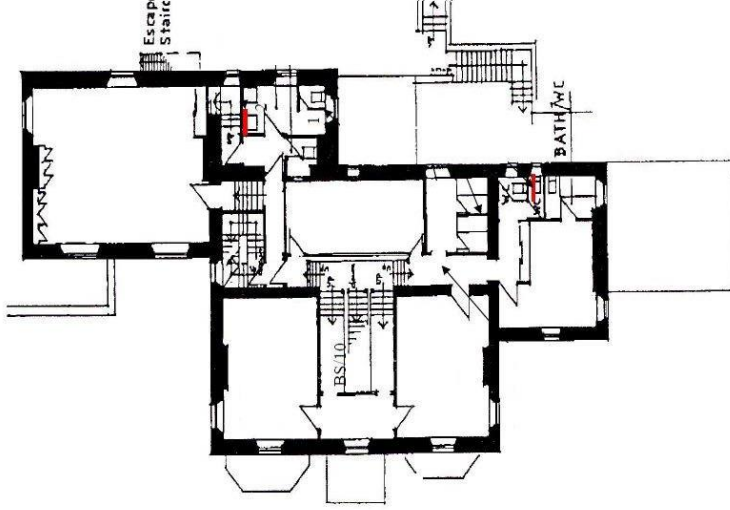
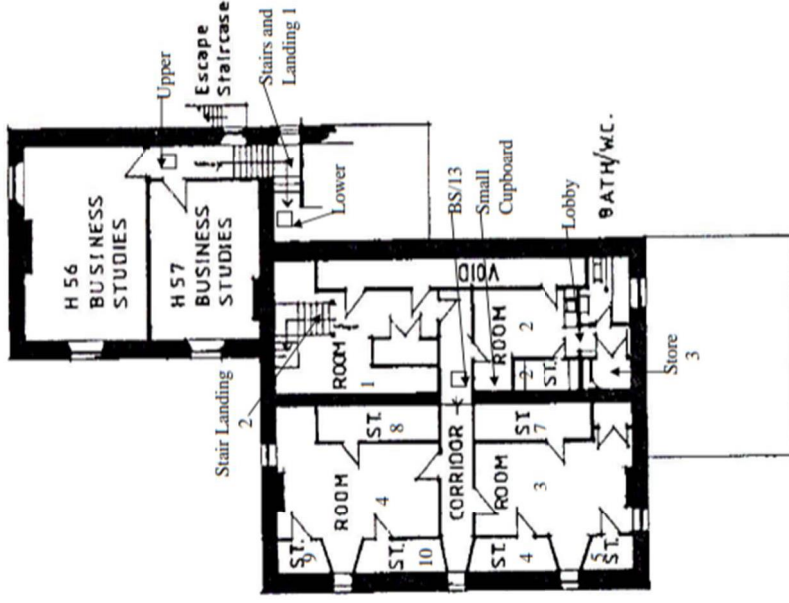
We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.



Opinions and interpretations expressed herein are outside the scope of UKAS accreditation held by VEGA.

ADDITIONAL INFORMATION: Report No: AR/03/1551

TOP FLOOR



Procedure: ASB 6 APPENDIX D, Page 1 of 1, Issue No. 2, Issue Date: 16/10/02, Issued by VEGA



R201

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.

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