



The Dale Cottage
Allendale, Hexham, NE47 9BD

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A lovely two-bedroom period cottage, perfectly located in the centre of Allendale with substantial gardens and off-street parking. The property is ideal for investors looking for an established rental property.

- 2 bedrooms
- Substantial gardens
- Village location
- Ideal investment opportunity
- Off street parking
- Beautifully presented throughout
- Traditional features
- Energy efficiency rating tbc

youngsRPS 

Youngs Hexham 01434 608980





DESCRIPTION

A lovely two-bedroom period cottage, perfectly located in the centre of Allendale with substantial gardens and off-street parking. The property is ideal for investors looking for an established rental property.

The ground floor entrance vestibule has an attached cloaks WC, before leading into an open plan living space, the living area has three distinctive areas. The dining and living areas are in the original building with the kitchen area in the side extension. The living area has a focal wood burner fitted onto a stone hearth, the dual aspect of this room creates a bright and inviting space to relax and enjoys tiled floor with underfloor heating which continues into the dining area and then through to the kitchen. The kitchen has wall and base units set underneath wooden surfaces with a ceramic sink with stainless steel mixer tap. The kitchen has integrated electric oven and gas hob, extract hood and partially tiled walls.

The first floor has two double bedrooms both with private ensuite shower rooms that comprise, shower cubicle, WC and wash hand basin, partially tiled walls and wooden floors. The principal bedroom is a generous double room with an external staircase leading up from the rear garden.

The property enjoys a substantial rear garden that has pedestrian and vehicular access across it from two neighbouring properties. The garden itself has a main lawn area with bedded borders enclosed by drystone walling.

LOCATION

Situated in the centre of Allendale the property is ideally located with great connectivity to the surrounding areas. Allendale offer a range of local shops, cafes, a GP practise, schools and public houses. A full range of retail, professional and leisure facilities as well as major supermarkets are available in the market town of Hexham about 11 miles away. Haydon Bridge train station 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.

SERVICES

Mains water, electric and drainage are all connected, the central heating is oil fired.

CHARGES

The property is currently used as a commercial property and a change of use will be needed to return the property back to be a residential dwelling.

VIEWINGS

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

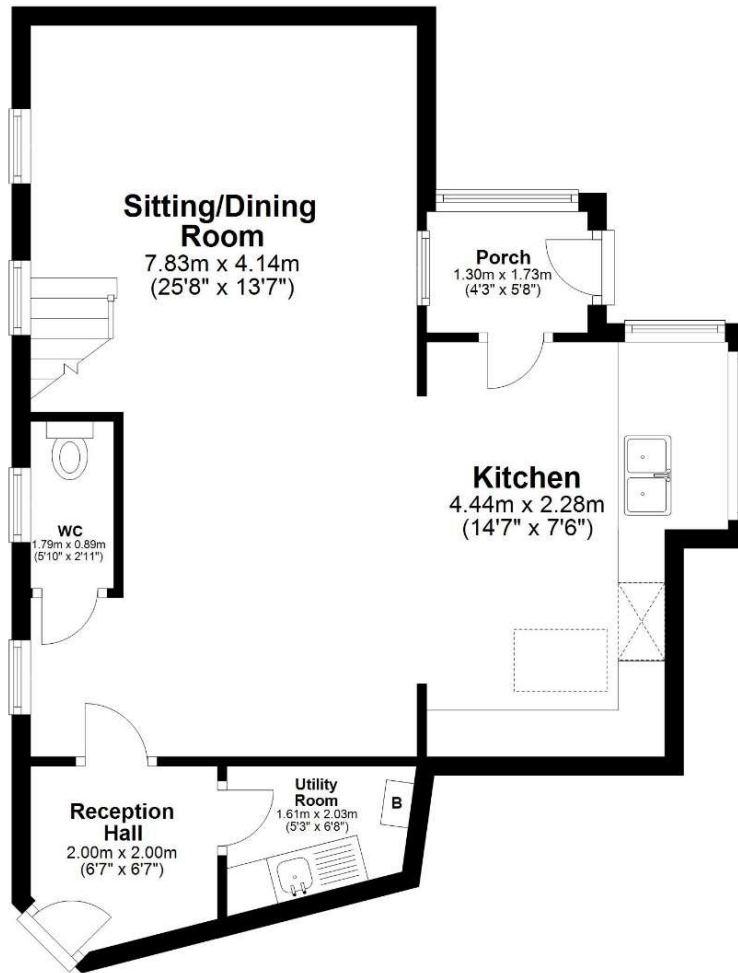
FREE MARKET APPRAISAL

We would be pleased to provide professional, unbiased advice on



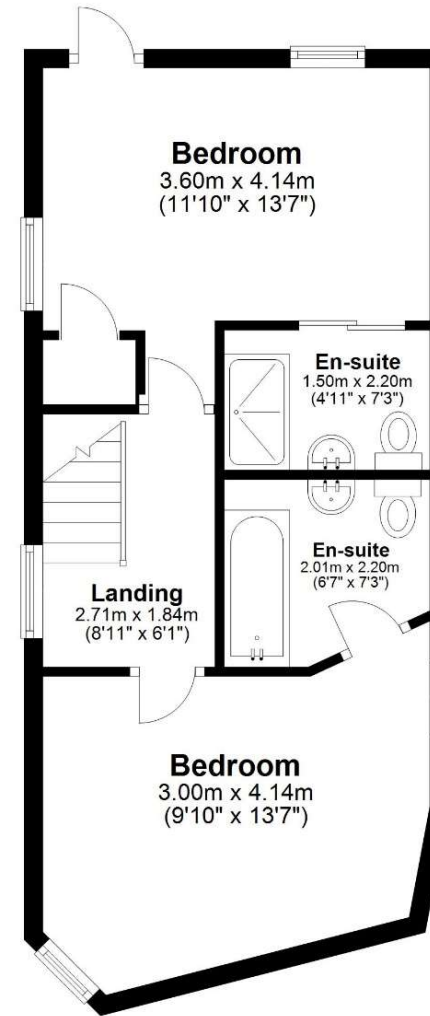
Ground Floor

Approx. 51.7 sq. metres (557.0 sq. feet)



First Floor

Approx. 39.2 sq. metres (422.4 sq. feet)



Total area: approx. 91.0 sq. metres (979.4 sq. feet)
The Dale Cottage, Market Place, -

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NORTHALLERTON
 General: 01609 773004
 Land Agency: 01609 781234

northallerton@youngsrps.com

SEDFIELD
 General: 01740 617377
 Land Agency: 01740 622100

sedfield@youngsrps.com

NEWCASTLE
 General: 0191 261 0300

newcastle@youngsrps.com

DUMFRIES
 General: 01387 402277

dumfries@youngsrps.com

HEXHAM
 General: 01434 608980
 Land Agency: 01434 609000

hexham@youngsrps.com