



# 1 Nenthead Road

Crossfell View , Alston, , CA9 3SP

£750pcm

A well presented, three bedroom property set in the picturesque village of Alston.

- Three bedroom property
- Spectacular views
- Well presented throughout
- Outbuildings
- Front garden & rear patio
- Two reception rooms
- Council tax band B
- Energy efficiency rating D

**Tel: 01434 608980**

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## DESCRIPTION

A well presented, three bedroom property set in the picturesque village of Alston. Entering the property through the porch gives access to both reception rooms, the first is to the right and has a cast iron feature fireplace. The second reception room has an inglenook feature and leads through to the kitchen and utility room. The utility room is fitted with wall and base units and has plumbing for a washing machine/dishwasher, there is additional plumbing under the stairs. The kitchen is well equipped with wall and base units, a door then leads out to the rear yard which has three outbuildings.

Stairs lead to the first floor where there are three bedrooms and a family bathroom. The bathroom comprises of bath with overhead electric shower, WC and wash hand basin. The first of the bedrooms is a spacious double with a cast iron feature fireplace, facing the front elevation. The second bedroom is a double and faces the rear elevation. The final bedroom faces the front of the property, with a cast iron feature fireplace and built in wardrobes. Externally, the front garden is laid to lawn with a patio and offers wonderful views. The property has on street parking and the rear yard has three outbuildings.

## SERVICES

Mains electricity, water and drainage 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 band B. 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

£865 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.



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