



Hallbank Cottage, Hallgate
Hexham, Northumberland, NE46 1XA

**Hallbank Cottage
Hallgate
Hexham
Northumberland
NE46 1XA**

Guide Price: £175,000

A Grade II listed stone-built cottage quietly tucked away in the heart of Hexham.

- Grade II listed
- Two bedroom
- Open plan living
- Desirable central location
- Garden
- Gas central heating

youngsRPS 

Hexham - 01434 608980
www.youngsrps.com





DESCRIPTION

A Grade II listed stone built cottage quietly tucked away in the heart of Hexham. This property benefits from a private lawned garden and is within easy walking distance of all amenities.

Internally the accommodation briefly comprises reception hall leading into an open plan living space with a kitchen that boasts a variety of wall and floor units. A breakfasting bar and integrated oven with gas hob compliment the open plan layout with a storage cupboard complete with plumbing for washing machine and heating boiler. The living space benefits from a window looking out over the south-facing garden. The first floor boasts two bedrooms with a shower room.

Externally the property boasts a private garden which is mainly laid to lawn.

LOCATION

Hallbank Cottage is located in the centre of Hexham within easy walking distance of all amenities, such as shops and leisure facilities. There are a number of good local schools in the town. Good road and rail links giving access to Newcastle to the east and Carlisle to the West.

SERVICES

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

CHARGES

Northumberland County Council tax band TBC.

VIEWINGS

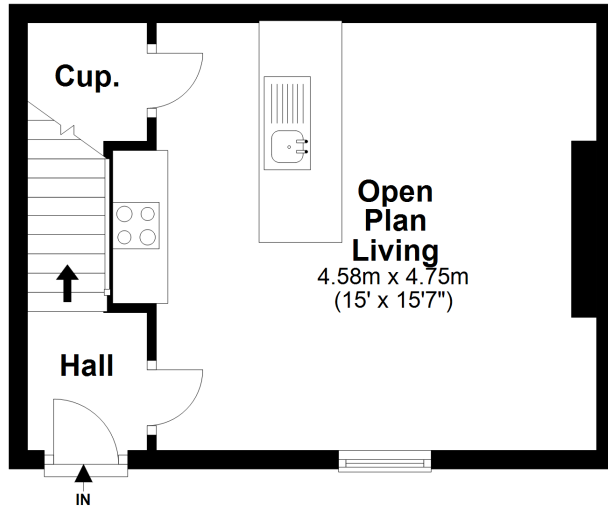
Viewing is strictly by appointment. Arrangements can be made by contacting Youngs RPS, Hexham on 01434 608980.

MARKET APPRAISAL

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

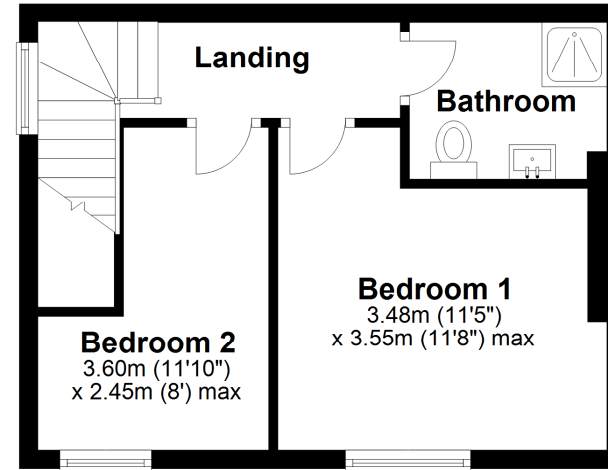
Ground Floor

Approx. 28.2 sq. metres (303.2 sq. feet)



First Floor

Approx. 28.3 sq. metres (305.0 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.



R201

Hexham
Priestpopple, Hexham,
Northumberland, NE46 1PS
T: 01434 608980 / 609000
hexham@youngsrps.com

Newcastle
23 Grey Street,
Newcastle, NE1 6EE
T: 0191 2610300
newcastle@youngsrps.com

Alnwick
31-33 Bondgate Within,
Alnwick, NE66 1SX
T: 01665 606800
alnwick@youngsrps.com

Sedgefield
50 Front Street, Sedgefield,
Co. Durham, TS21 2AQ
T: 01740 622100 / 617377
sedgefield@youngsrps.com

Northallerton
80-81 High Street, Northallerton,
North Yorkshire, DL7 8EG
T: 01609 773004 / 781234
northallerton@youngsrps.com

Dumfries
Lochar House, Heathhall,
Dumfries DG1 3NU
T: 01387 402277
dumfries@youngsrps.com