



North House, Woodlands
Hexham, Northumberland, NE46 1HR

**North House
Woodlands
Hexham
Northumberland
NE46 1HR**

Guide Price: £274,000

A semi-detached character property located within close proximity to the town centre of Hexham.

- Semi-detached
- Character property
- Three bedrooms
- Three reception rooms
- Overlooks allotments
- No chain
- Central Location
- Energy efficiency rating E (46)

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Youngs Hexham 01434 608980
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DESCRIPTION

A semi-detached character property located within close proximity to the town centre of Hexham. This former Post Office boasts spacious accommodation over three floors, the rooms being generously proportioned. Internally the accommodation briefly comprises entrance hallway, with under stairs storage cupboard, a small flight of stairs to a galley style kitchen with induction hob, integrated fridge freezer, washing machine and dishwasher, which opens out onto an attractive private courtyard garden. Leading from the kitchen a good sized reception room, which is currently used as a study, with a walk-in pantry adjacent. A sizeable family dining room leads from the study.

From the hallway stairs lead up to the first floor comprising a spacious living room with views across the Tyne valley and electric fire, a south facing master bedroom benefitting from fitted wardrobes and a family bathroom with electric shower over the bath, WC and wash hand basin. On the second floor there are two further bedrooms and a WC.

Externally the property which is on the flat, boasts off-street parking, street parking and a single garage, a bus stop with routes to east and west is situated in very close proximity. To the rear is a south facing courtyard garden with patio, gardening shed, WC which benefits from electric light, hot and cold water. Rear access for the garage.

LOCATION

North House is within easy walking distance from the centre of the beautiful market town of Hexham. Hexham has been voted Britain's favourite market town in recent years and boasts an excellent range of local amenities, schools, road and rail links both East & West.

SERVICES

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

CHARGES

Northumberland County Council tax band C.

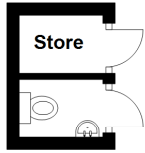
VIEWINGS

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

MARKET APPRAISAL

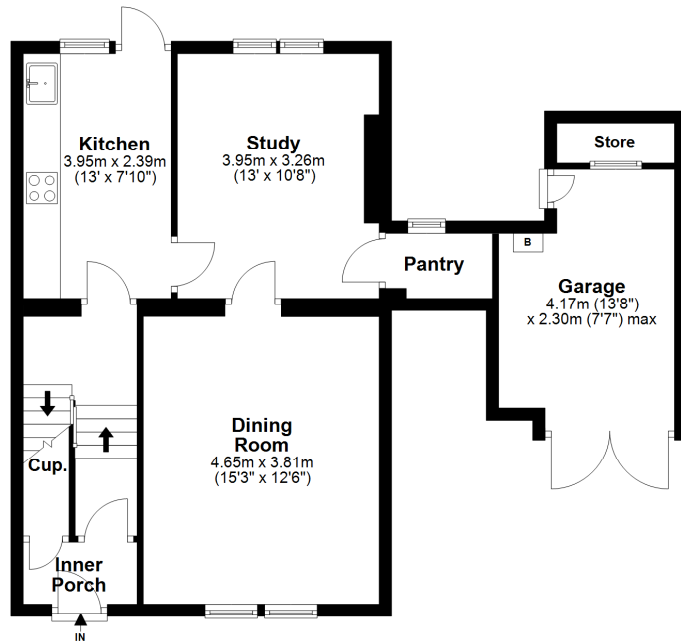
We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.





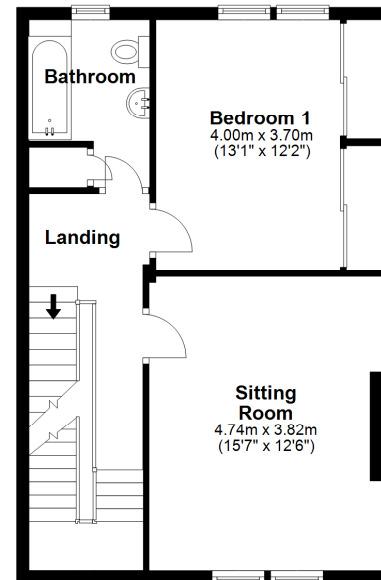
Ground Floor

Approx. 67.7 sq. metres (728.9 sq. feet)



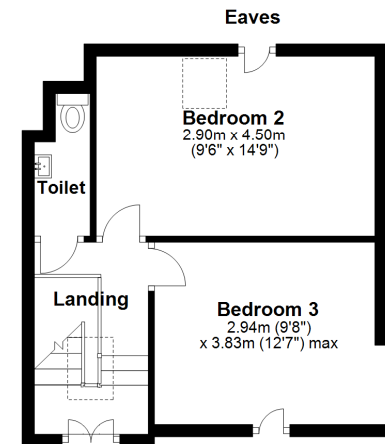
First Floor

Approx. 51.0 sq. metres (548.9 sq. feet)



Second Floor

Approx. 32.4 sq. metres (348.4 sq. feet)



Eaves

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.



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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