



## 2 Shaftoe Court

Haydon Bridge, Hexham, Northumberland, NE47 6BL

youngsRPS 

**2 Shaftoe Court  
Haydon Bridge  
Hexham  
Northumberland  
NE47 6BL**

**Guide Price: £239,000**

A character property set in beautiful private terraced gardens with views across the valley in the popular village of Haydon Bridge.

- Character property
- Three bedrooms
- Double-fronted
- Two reception rooms
- Terraced private garden
- Car portal
- Popular village location
- Energy efficiency rating E

**youngsRPS** 

Hexham - 01434 608980





### DESCRIPTION

A character property set in beautiful private terraced gardens with views across the valley in the popular village of Haydon Bridge. This stone-built, three-bedroom property boasts charming character features throughout. Internally the accommodation comprises entrance hall with storage cupboard leading into a spacious living room with an open-fire and fitted wooden shelving. The hallway leads through to a large dining room with under stair storage, electric stove and cornicing. Steps take you up to the kitchen which benefits from a variety of wall and floor units complimented by granite surfaces. The kitchen also provides plumbing for a washing machine and dishwasher with space for a free-standing fridge-freezer and access out to the patio. A separate study and utility room complete the downstairs accommodation.

Stairs from the hallway lead up to the first floor where there are three good-sized bedrooms and a bathroom. The master bedroom benefits from fitted wardrobes with further storage space in the second bedroom. The family bathroom boasts floor to ceiling tiling with a smart shower over the bath. Externally the extensive terraced gardens, planted with mature trees and bushes, boast commanding views across the valley with a large summer house. A private patio with trellis and space for outdoor dining is located to the front of the kitchen. There is also a single car port and gravelled driveway.

### LOCATION

Haydon Bridge is a popular village with many local amenities including a small supermarket and post office, newsagents, pharmacy, hair and beauty salon, social club and public houses. The village benefits from two great schools, Shaftoe Trust Academy and Haydon Bridge High School. The village is ideal for commuting east to Newcastle and west to Carlisle due to its proximity to the A69, there is also railway station and regular bus services.

### SERVICES

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

### CHARGES

Northumberland County Council tax band B.

### VIEWINGS

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

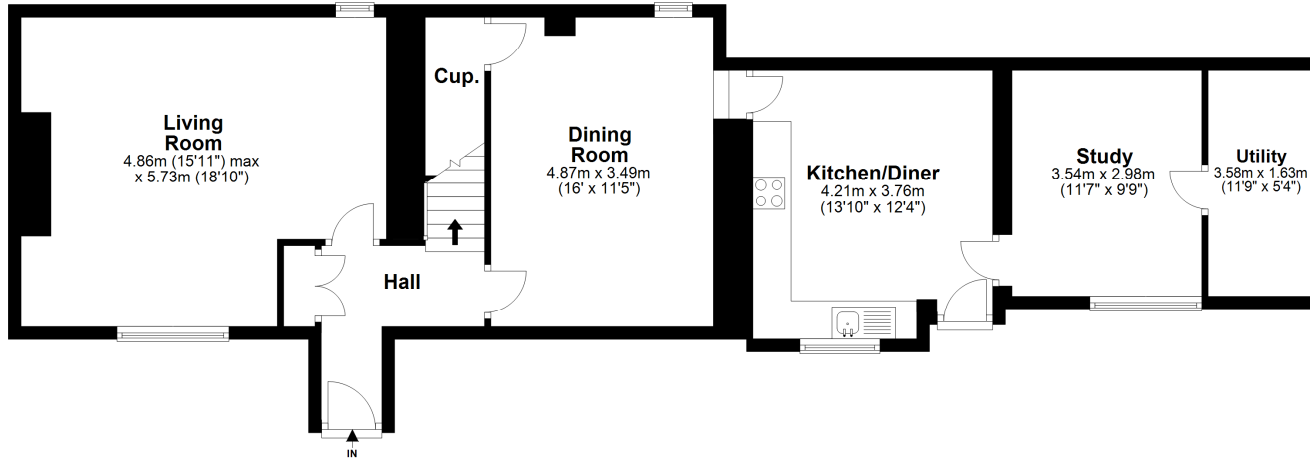
### FREE MARKET APPRAISAL

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



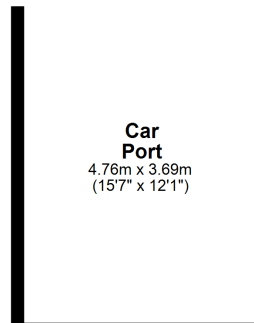
## Ground Floor

Approx. 89.7 sq. metres (966.0 sq. feet)



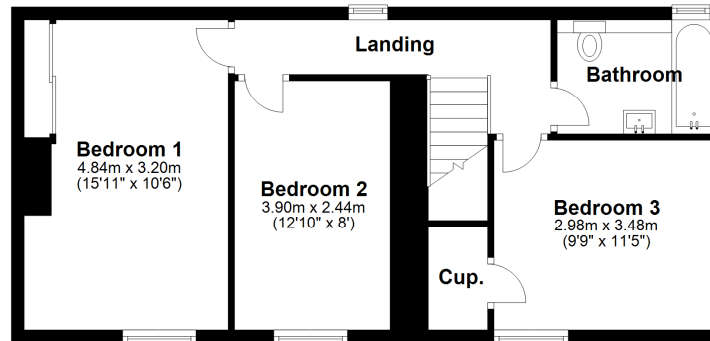
## Car Port

Approx. 17.6 sq. metres (189.1 sq. feet)



## First Floor

Approx. 52.7 sq. metres (567.3 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.



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