

# BRUNTON

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RESIDENTIAL



**HALLGATE, HEXHAM**

**£299,999**

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This excellent two-bedroom first-floor apartment features a superb, spacious open-plan kitchen, lounge, and dining area, complete with a feature fireplace, dual aspect windows and charming period details. The property offers two well-proportioned double bedrooms and a modern family bathroom. Further benefits include an allocated parking space.

Set in the picturesque town of Hexham, the property is surrounded by rich history and culture. Residents enjoy close proximity to the iconic 12th-century Hexham Abbey, peaceful parks, and a vibrant market square filled with boutique shops, cosy cafés, and excellent restaurants.

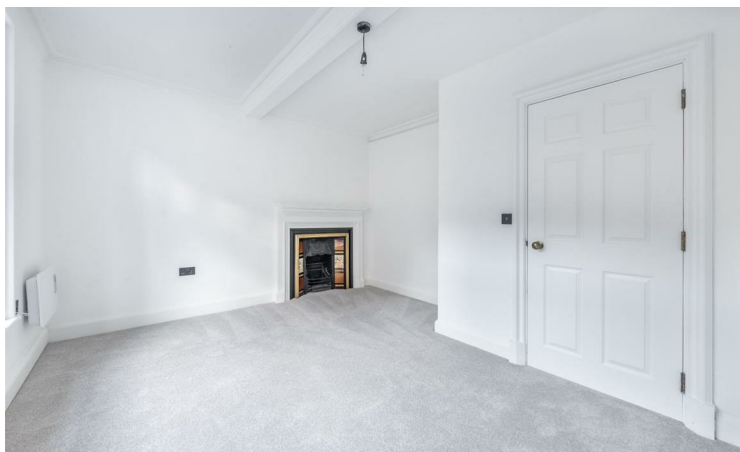
Hexham offers superb transport links, with the railway station providing direct connections to Newcastle and Carlisle. For motorists, the nearby A69 ensures easy access to major road networks across the region.

Families will appreciate Hexham's excellent schools, including a selection of highly regarded primary and secondary options, as well as nearby private and independent schools, providing outstanding educational opportunities for children of all ages.

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The internal accommodation begins with a welcoming original tiled foyer, which has been carefully and sympathetically refurbished. This impressive entrance retains a wealth of period features, including ornate wood panelling, original flooring, elegant cornicing, stained glass windows, and a striking feature fireplace. The communal hallway also benefits from the added convenience of a lift.

The apartment itself opens into a central entrance hallway. To the right is a spacious and well-appointed bathroom, featuring original stained glass windows, contemporary tiling, bath with shower over, a vanity unit with storage beneath, and a WC.

At the heart of the home is a stylish open-plan kitchen and dining area, designed with modern living in mind. The kitchen offers a sleek, streamlined aesthetic, with handleless cabinetry in a soft grey tone complemented by matching worktops and a central island. Integrated appliances include an electric hob, built-in oven, dishwasher, and fridge freezer, alongside generous storage throughout. Dual-aspect windows flood the space with natural light, enhancing both the sense of space and overall ambience. There is also a original fireplace.

There is an impressive principal double bedroom, complete with large windows that further enhance the light and airy feel. The second bedroom is also generously proportioned, making it ideal for guests, a home office, or additional living space.

Externally, the property benefits from a private parking space.



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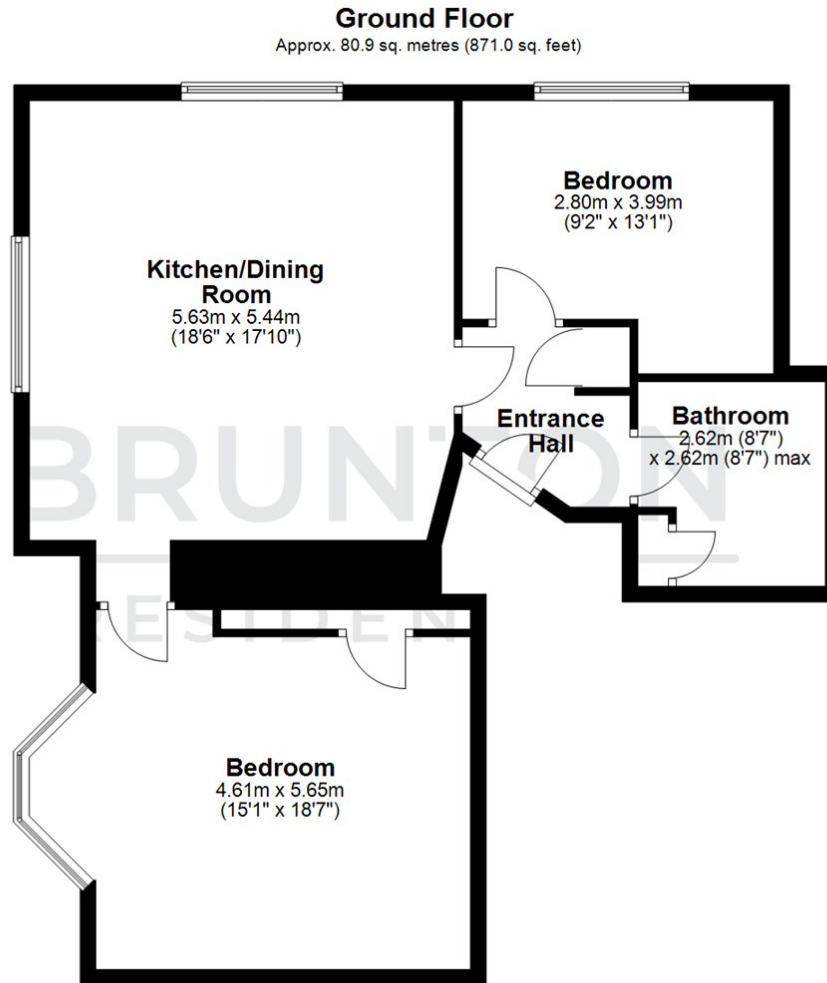
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TENURE : Leasehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : New Build

EPC RATING :



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	