



3 WARDEN VIEW, WALL
HEXHAM, NE46 4DT

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Two bedroom semi-detached house in the village of Humshaugh, situated approximately 5 miles north of the popular market town of Hexham, within close proximity to the A69

- Semi detached property
- Two bedrooms
- Well presented
- Downstairs cloakroom
- Garden
- Driveway parking
- Council tax band C
- EPC rating D

£895 PER MONTH





DESCRIPTION

Situated in the village of Wall, approximately five miles north of the popular market town of Hexham and offering excellent access to the A69, this well-presented two-bedroom semi-detached home provides comfortable accommodation in a convenient rural setting.

The ground floor comprises a welcoming living room featuring a wood-burning stove, a modern kitchen fitted with a range of high-gloss wall and base units, an integrated oven, extractor hood, and plumbing for a washing machine, together with a separate cloakroom with a WC and wash hand basin.

To the first floor are two bedrooms and a contemporary family bathroom, complete with a walk-in double shower, wash hand basin, and WC.

Externally, the property benefits from a generous enclosed garden with a decking area, ideal for outdoor entertaining, along with a garden shed for additional storage. To the front, there is a private driveway providing off-road parking for two vehicles.

SERVICES

Mains water and electricity, oil fired central heating to radiators also providing the domestic hot water.

CHARGES

The tenant will be required to meet all outgoings including council tax band C. 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

£1030 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.

www.youngsrps.com
Hexham 01434 608980



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