



SOUTH COTTAGE, WHEELBIRKS
STOCKSFIELD, NE43 7HY

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A picturesque two bedroom cottage recently refurbished to a high standard with stunning countryside views.

- Stone built cottage
- Two bedrooms
- Recently refurbished
- Off street parking
- Gardens to front and rear
- Stunning countryside views
- Rural location
- Energy efficiency rating E

£875 PER MONTH





DESCRIPTION

South Cottage is a picturesque two-bedroom cottage recently refurbished to a high standard with stunning countryside views.

The cottage is accessed via the front lawned garden and has been completed to an excellent standard internally. Entering the property there is a modern kitchen with a range of wall and base units and contrasting worktop, stainless steel sink with mixer tap, electric oven and hob with extractor hood above, ceramic tiles and space for a washing machine. The lounge to the front aspect has carpet throughout and an open fireplace with storage shelves in the alcove. There are two spacious bedrooms with feature fireplaces and a modern shower room.

Externally there is lawned gardens to the front and rear, off street parking and countryside views.

SERVICES

Mains electricity and water. Oil fired central heating and septic tank drainage. Water and sewage are included in the rent.



CHARGES

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

£1000 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



IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our lettings 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.