



WOODSHIELD FARMHOUSE, HEXHAM, NORTHUMBERLAND

NE46 2PN

WOODSHIELD FARMHOUSE, HEXHAM

Northumberland, NE46 2PN

Charming detached four-bedroom house in a tranquil rural setting. Unfurnished with a generous garden, patio, and double garage. Perfect for a family seeking a peaceful lifestyle. Close to amenities and good schools.

- Detached four-bedroom property
- Three reception rooms
- Two bathrooms
- Idyllic location
- Double garage
- Private Gardens
- Parking for several cars
- EPC rating TBC

£1,600 PER MONTH





DESCRIPTION

Nestled in a picturesque rural setting, this character detached four-bedroom house boasts a generous garden, a charming patio area and stunning countryside views. The property comprises of three reception rooms, the main with feature inglenook fireplace housing a wood effect fire. The kitchen has a range of wall and base units, electric oven, extractor fan and there is a separate utility room with plumbing for washing machine. The downstairs bathroom with bath, wash hand basin, WC and boot room complete the ground floor accommodation. Stairs lead to four spacious bedrooms, a study, family bathroom with bath, overhead shower, wash hand basin set in a vanity unit, WC and bidet.

Externally there is an integral double garage and parking for several cars.

SERVICES

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

CHARGES

The tenant will be required to meet all outgoing including council tax. The holding deposit, equal to one week's 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

£1840 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.