



WEST WING, LANGLEY-ON-TYNE, HEXHAM  
NORTHUMBERLAND, NE47 5LY

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Hexham, Northumberland, NE47 5LY

Set within an idyllic rural location, this attractive three bedroom stone-built property enjoys stunning countryside views and offers well-proportioned accommodation throughout.

- Three bedroom stone property
- Idyllic rural location
- Stunning countryside views
- Two bathrooms
- West presented
- Oil central heating
- Garden and patio
- EPC TBC

**£1,800 PER MONTH**





## DESCRIPTION

Set within an idyllic rural location, this attractive three bedroom stone-built property enjoys stunning countryside views and offers well-proportioned accommodation throughout.

The entrance opens into a welcoming hallway, complete with a spacious downstairs cloakroom and a useful utility room fitted with wall and base units and a traditional Belfast sink. A handy hallway cupboard provides additional storage. The bright and spacious living room takes full advantage of the surrounding views and features a Jetmaster fire along with fitted storage, creating a warm and inviting space.

An inner hallway leads through to a beautifully bespoke kitchen with arched window, thoughtfully designed and fitted with integrated appliances including an oven, microwave, fridge, freezer, and dishwasher.

Stairs with fitted book shelves rise to the first floor, where there are two generous double bedrooms and a further single bedroom. The impressive master suite benefits from a spacious ensuite bathroom with bath and overhead shower, a wash hand basin set within a vanity unit and a separate dressing room with built-in storage. The main bathroom is fitted with a walk-in shower, WC, and wash hand basin.

Externally, the property offers parking, a patio area ideal for outdoor dining and a well-maintained garden laid to lawn with mature shrubs, perfect for enjoying the peaceful surroundings.



## SERVICES

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

## CHARGES

The tenant will be required to meet all outgoings 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

£2076 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

[www.youngsrps.com](http://www.youngsrps.com)  
Hexham 01434 608980



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