



2 LEAZES TERRACE, HEXHAM
NORTHUMBERLAND, NE46 3DL



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Hexham, Northumberland, NE46 3DL

A substantial five-bedroom mid-terrace period home arranged over three floors, ideally situated in the heart of Hexham. Offering spacious and versatile accommodation throughout, the property benefits from a front garden and rear yard together with an attached annex, providing excellent flexibility for multi-generational living, guest accommodation or home working.

- Five-bedroom period home
- Front garden and rear yard
- Additional annex
- Two reception rooms
- Beautifully presented throughout
- EPC rating tbc

Offers Over: £550,000

GET IN TOUCH

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DESCRIPTION

Entering the property via the front door, a welcoming porch opens into an impressive reception hall, immediately showcasing the home's elegant proportions, high ceilings and period character with a staircase to the first floor.

Positioned to the front elevation is a beautifully presented principal reception room, centred around a charming wood-burning stove. A large bay window with sash windows and traditional white shutters floods the room with natural light, whilst decorative ceiling cornicing and lofty ceilings further enhance the sense of space and grandeur.

To the rear of the property is a versatile second reception room, currently utilised as a home office. Featuring solid wood flooring, a second wood-burning stove and bespoke built-in shelving, this inviting space benefits from a large rear-facing window that floods the room with natural light, enhancing its warm and comfortable feel.

Undoubtedly one of the standout features of the home is the stunning open-plan kitchen and dining room, beautifully combining period character with contemporary design. The space features striking Amtico monochrome chequerboard flooring throughout and a cast-iron fireplace within the dining area. The bespoke kitchen is fitted with an extensive range of vibrant cabinetry, contrasting work surfaces and integrated AEG appliances, including a double oven and hob. A substantial central island provides excellent preparation space, storage and informal seating, making it ideal for both everyday family living and entertaining. A convenient ground floor utility and shower room is accessed from the kitchen and, in turn, provides direct access to the adjoining annex accommodation.

A useful full-height basement provides excellent storage space, with electrical points and generous drop lighting. Additional loft storage is also available on the top floor.

The bedroom accommodation is arranged over the first and second floors and comprises five generously proportioned bedrooms. The principal bedrooms on the first floor are particularly impressive, benefiting from high ceilings, elegant period detailing, fireplaces and attractive wooden flooring, all of which contribute to the character and charm found throughout the property.



The second-floor accommodation provides two further spacious and versatile bedrooms, although some areas are subject to restricted head height owing to their position within the roof space. A well-appointed shower room serves the second floor and is fitted with a shower cubicle, WC and wash hand basin, complemented by a chrome heated towel rail and a Velux roof window providing natural light and ventilation. The main family bathroom is located on the first floor and is beautifully presented, featuring a walk-in shower, separate bath, WC and two wash hand basins. Finished with attractive geometric design flooring and a chrome heated towel rail.

The Coach House Annex

Attached to the main house, the charming coach house annex provides beautifully presented and highly versatile accommodation. The ground floor features a bright open-plan living space with a fitted kitchenette and French doors opening onto the courtyard, creating a light and welcoming environment. Upstairs, the vaulted double bedroom showcases exposed timber beams and is served by a modern shower room. Ideal as guest accommodation, a home office, independent living for a dependant relative, or a potential holiday let (subject to any necessary consents), the annex offers excellent flexibility to suit a variety of lifestyles.

Externally, the property benefits from a private enclosed rear yard, creating a low-maintenance outdoor space ideal for everyday family life. To the front, the garden is predominantly laid to lawn and bordered by mature planted beds, providing an attractive outlook and a good degree of privacy from the street.

LOCATION

Nestled in the heart of Northumberland, Hexham is a charming historic market town renowned for its rich heritage, picturesque streets and stunning countryside. Home to the magnificent Hexham Abbey, independent shops, welcoming cafés and traditional pubs, the town offers the perfect blend of history and modern amenities. Surrounded by the breathtaking landscapes of the North Pennines and just a short drive from the iconic Hadrian's Wall, Hexham is an ideal base for walking, cycling, and exploring some of England's most spectacular scenery. Excellent transport links provide easy access to Newcastle, Carlisle, and the wider Northumberland region, making Hexham a popular destination for both visitors and residents seeking a relaxed lifestyle.







SERVICES

Mains water, electricity, and drainage are all connected, while the central heating is provided by a gas-fired system.

CHARGES

Northumberland County Council tax band D.

VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham.

FREE MARKET APPRAISAL

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.

WAYLEAVES, EASMENTS & RIGHTS OF WAY

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

REFERRALS

In accordance with the Estate Agents' (Provision of Information) Regulations 1991 and the Consumer Protection from Unfair Trading Regulations 2008, we are obliged to inform you that this Company may offer the following services to sellers and purchasers from which we may earn a related referral fee from on completion, in particular the referral of: Mortgages and related products our commission from a broker would be £100.00 incl VAT for Mortgages and £50 inc VAT for Insurances, however this amount can be proportionally clawed back by the lender should the mortgage and/or related product(s) be cancelled early.



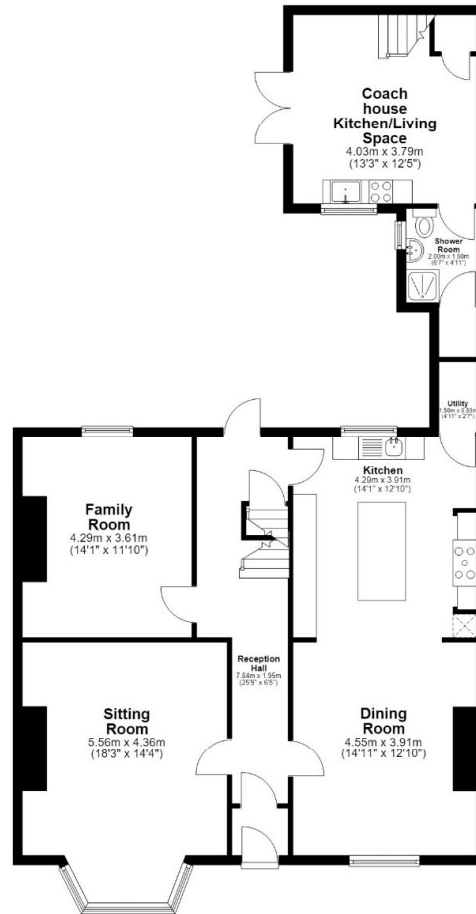




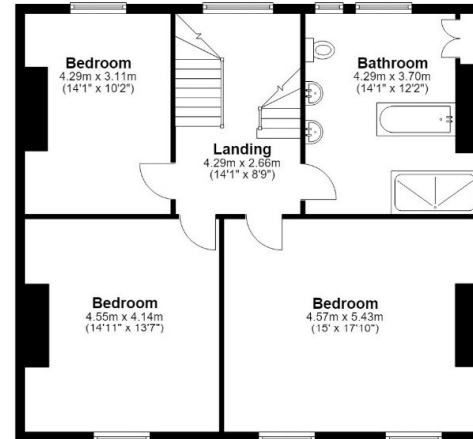
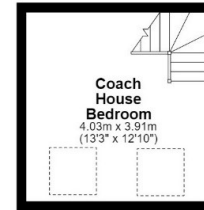




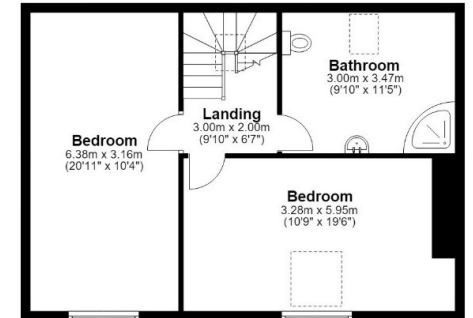
Ground Floor
Approx. 109.3 sq. metres (1176.6 sq. feet)



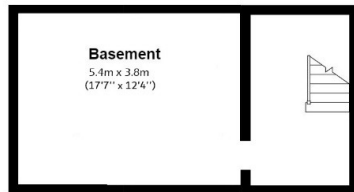
First Floor
Approx. 102.3 sq. metres (1101.3 sq. feet)



Second Floor
Approx. 57.1 sq. metres (614.3 sq. feet)



Basement
Approx. 20.30 sq metres (218.3 sq. feet)



Total area: approx. 276.3 sq. metres (2974.2 sq. feet)
2 Leazes Terrace, Hexham

www.youngsrps.com
Hexham 01434 608980



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