



Flat B Gisland House,
Gilesgate, Hexham, NE46 3QF

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Ground floor one bedroom apartment situated within Gisland House a Grade II listed building near the centre of the popular market town of Hexham.

- Ground floor flat
- One bedroom
- Central location
- Allocated parking
- Open plan kitchen/lounge
- No onward chain
- Energy efficiency rating D



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Youngs Hexham 01434 608980



DESCRIPTION

The property comprises of open plan lounge/kitchen with wood effect laminate flooring and two window to the front elevation. The kitchen area has an excellent range of wall and base units, complimentary work surfaces, white porcelaine sink unit and drainer with mixer tap over, integrated oven and hob, washing machine, integrated fridge freezer. The bedroom benefitting from en-suite facilities with shower, wash hand basin and WC, ceramic tiling to walls, extractor fan. The apartment has recently been decorated, wall mounted electric heaters, parking space to the rear and is offered for sale with no forward chain.

LOCATION

The thriving market town of Hexham was voted the happiest place to live in Great Britain by Rightmove's annual Happy at Home index in 2019 and 2021. The streets of Hexham are home to many independent businesses, from delicatessens and greengrocers through to sport and arts centres.

SERVICES

Mains gas, electricity, water and drainage are connected.

CHARGES

Northumberland County Council tax band A
Charges £75 per month
Leasehold property with a 99 year lease, 85 years left.

VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

FREE MARKET APPRAISAL

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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



R201



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