



2 The Old Orchard
Riding Mill, NE44 6ET

youngsRPS 

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A well presented spacious two-bedroom ground floor retirement apartment located in the popular village of Riding Mill in the Tyne Valley.

- 2 Bedrooms
- Ground floor apartment
- Retirement living
- No onward chain
- Well presented throughout
- Village location
- Private parking
- Energy efficiency rating C



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Youngs Hexham 01434 608980



DESCRIPTION

The accommodation offers an entrance hallway with good storage cupboards leading to a single bedroom and double bedroom, bathroom/wet room with walk in shower, pedestal hand basin, low level wc, ceramic tiling to walls and anti slip flooring. A good-sized living room diner with patio doors leading out into a private patio area of the communal gardens. From the living room a door takes you into the kitchen with a good range of floor and wall cabinets, contrasting work surfaces with splash back ceramic tiling, wall mounted gas boiler, stainless steel sink unit and drainer, plumbing for washing machine, free standing gas cooker and space for fridge freezer.

Externally the property benefits from private parking within the retirement complex. Communal gardens boasting shrubs, flowers and lawned areas are complimented by a private paved area directly in front of the patio doors.

LOCATION

Riding Mill is a popular village with many local amenities, it has excellent commuter links via road and rail with regular buses and train services along with easy access to the A69. The market town of Hexham is close by and is the amenity centre for the surrounding rural communities offering a variety of shops, services and social facilities.

SERVICES

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

CHARGES

Northumberland County Council tax band B. The service charge is £169.51 pm.

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.



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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