



1 The Granary, St Marys Wynd, Hexham, Northumberland, NE46 1LW

£695 pcm

A well presented two bedroom first floor apartment enjoying an enviable position within the centre of Hexham with views over The Sele Park and Hexham Abbey.

- First floor period apartment
- Town centre location
- Views over Abbey and Park
- Two bedrooms
- Spacious accommodation
- Lift
- Parking space
- EPC rating E (54)

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DESCRIPTION

A well presented first floor apartment enjoying an enviable position within the centre of Hexham, enjoying views over The Sele Park and Hexham Abbey. The Granary is a period property which offers much charm and character together with a convenient location plus the use of a private parking bay. Access to the apartment is to the rear of the building where there are stairs and a lift leading to the first floor, the apartment briefly comprises; entrance hall, main hall, fitted dining kitchen with appliances built in, a spacious sitting room, two bedrooms and a bathroom.

LOCATION

St Marys Wynd is located within the centre of Hexham, also ideally placed for access to the shops, supermarkets, train, and bus stations. Hexham has been voted Britain's favourite market town in recent years and boasts an excellent range of local amenities, schools, road, and rail links both East and West.

DIRECTIONS

From our office carry on towards the town centre and when you reach the monument at the top of the hill, turn right onto Beaumont Street. Turn right again just after the Queens Hall into St Marys Wynd, The Granary can then be found on the left. Access to the apartment is through a door to the rear of Mrs Miggins Coffee House.

ENTRANCE HALL

Built in storage cupboards

MAIN HALL

Laminate flooring, storage heater, wall lights, further storage heater housing the hot water tank. Glazed panel door with side glazed panel into the sitting room and further glazed door to:-

DINING KITCHEN

14' 4" x 8' 0" (4.37m x 2.44m) Fitted kitchen comprising wall and floor units with co-ordinating work surfaces incorporating a one and a half stainless steel sink with mixer tap over, integrated electric hob, oven and grill with extractor hood over. Tiled splashback, integrated washer/dryer and fridge/ freezer. Small dining area with internal window looking into sitting room with decorative shelf over.

SITTING ROOM

11' 4" x 18' 5" (3.45m x 5.61m) Laminate flooring, fireplace incorporating a decorative stove style electric fire, coved ceiling and wall lighting. Two large secondary glazed sash windows overlooking The Sele Park and Hexham Abbey.

BEDROOM 1

10' 0" x 13' 2" (3.05m x 4.01m) Laminate flooring, built in wardrobe, sash windows to front and side elevations.

BEDROOM 2

7' 8" x 10' 0" (2.34m x 3.05m) Laminate flooring, built in wardrobe, sash window with secondary glazing to side elevation.

BATHROOM

Panelled bath with shower attachment, pedestal wash hand basin with vanity cupboard over and low level WC. Ceramic tiled floor and part tiled walls.

EXTERNALLY

There is one allocated parking space in the car park to the rear of the building.

SERVICES

Main's electricity, water and drainage are connected. Heating is by electric night storage heaters.

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

£800 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.

VIEWING

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



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