



25 Valebrook

Hexham, Northumberland, NE46 2BN

£795 pcm

A well-presented three bedroom semi-detached house situated in the popular market town of Hexham.

- Three bedrooms
- Semi-detached
- Two reception rooms
- Large garden
- Garage
- Close to town centre
- Council tax band C
- EPC rating TBC

Tel: 01434 608980

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DESCRIPTION

A well-presented three bedroom semi-detached house situated in the popular market town of Hexham. The ground floor comprises of entrance hall, living room with gas fire, separate dining room, kitchen with a range of wall and base units, electric cooker with gas hob, pantry, utility room and downstairs doakroom. On the first floor there are two double bedrooms and one single bedroom all benefiting from built in wardrobes, a family bathroom with bath, overhead shower, wash hand basin and a separate toilet. The property has an integral garage, driveway and large gardens to the rear, mainly laid to lawn.

SERVICES

Mains water and electricity, gas fired central heating to radiators also providing the domestic hot water.

CHARGES

The tenant will be required to meet all outgoings including council tax band C. The holding deposit, equal to one weeks 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

£915 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

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 descriptions as accurate and reliable as possible. They should be considered as general guidance only and do not constitute all or any part of the contract. None of these 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 whatsoever in relation to this property.



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