



**2 Lane House Cottages, Bridge End,**  
Stamfordham, Newcastle Upon Tyne, NE18 0PN

**youngsRPS** 

# 2 Lane House Cottages Bridge End Stamfordham Newcastle Upon Tyne NE18 0PN

**£850 pcm**

2 Lane House Cottages is a stone built single storey two bedroom property situated in a fabulous setting on the outskirts of Stamfordham.

- Single storey
- Two bedrooms
- Stunning countryside views
- Oil central heating
- Patio area
- Large garden
- Parking for several cars
- EPC rating D

**youngsRPS** 

Youngs Hexham 01434 608980

[www.youngsrps.com](http://www.youngsrps.com)





#### **DESCRIPTION**

2 Lane House Cottages is a stone built single storey two bedroom property situated in a fabulous setting on the outskirts of Stamfordham in close proximity to Ponteland and Newcastle. The property has been sympathetically converted from its previous agricultural use with many original features retained, consequently a charming and comfortable country cottage has been created.

The property comprises of an entrance hall leading to a bright living room with an inglenook fireplace housing a multifuel stove and views of the gardens and surrounding farmland. Also accessible from the entrance hall, is a well sized kitchen which benefits from a range of wall and base units, with an electric oven, hob and extractor fan. In addition, there is plumbing for a washing machine, space for fridge freezer and dining area. Accessible from the kitchen is a paved patio and a lawned garden,

which are ideal for enjoying the stunning surrounding countryside.

There are two double bedrooms and a bathroom with bath, mixer tap, a separate shower, WC and wash hand basin. Externally the property benefits from gardens to the front and rear, a patio area and parking for several cars. The property is accessed directly from the main road, ensuring that aside from its location it is highly accessible.

#### **SERVICES**

Mains water, electricity and private drainage are connected. Oil central heating also providing the heating and 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**

£980 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 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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