



## 3 The Granary,

St Marys Wynd, Hexham, Northumberland, NE46 1LW

youngsRPS 

**3 The Granary  
St. Marys Wynd  
Hexham  
Northumberland  
NE46 1LW**

**Guide Price: £225,000**

A beautifully presented two-bedroom, first floor apartment, situated in a desirable location within the centre of the popular market town of Hexham.

- First floor apartment
- One allocated parking space
- Spacious living area
- Two bedrooms
- Desirable town centre location
- Lift access
- No onward chain
- Energy efficiency rating D (61)

**youngsRPS** 

**01434 608980**





### DESCRIPTION

A beautifully presented two-bedroom, first floor apartment, situated within a period building boasting noteworthy features and high ceilings throughout. The property is located in a convenient position within Hexham town centre.

The front door opens into the inner lobby, with door to the main hallway benefiting from two useful storage cupboards and glass panelled doors to the main reception rooms to include; a spacious living room boasting double glazed windows with front aspect offering ample light. The bespoke newly fitted kitchen is complete with a range of wall and base units with complimentary work surfaces and integrated Neff appliances, including; fridge freezer, electric oven, four ring ceramic hob with extractor hood and washing machine . There are two good sized bedrooms both benefitting from floor to ceiling built in wardrobes. A bathroom comprising panelled bath with shower over, wash hand basin and WC, completes the accommodation.

The property is accessed via a communal entrance with lift and stairs to the first floor and benefits from one allocated parking space and security entrance phone.

### LOCATION

Hexham was voted the happiest place to live in Great Britain by Rightmove's annual Happy at Home index in 2019 and 2021. It is a sought-after thriving market town, hosting the historic Hexham

Abbey, Old Goal Museum, weekly markets, array of independent businesses and shops, cafes, restaurants, theatre, library, cinema, galleries, golf course, sports clubs, Wentworth Leisure Centre with swimming pool and bowling alley, Hexham Racecourse, River Tyne, and country walks. You can choose from Waitrose, M&S, Tesco and Aldi supermarkets.

Hexham is set within excellent road and rail distance of Newcastle, Carlisle and beyond.

### SERVICES

Mains gas, 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.  
Leasehold property. 175 year lease commencing on 19th April 1985 (137 years remaining).  
Service charge- £1250pa  
Ground rent- £35pa

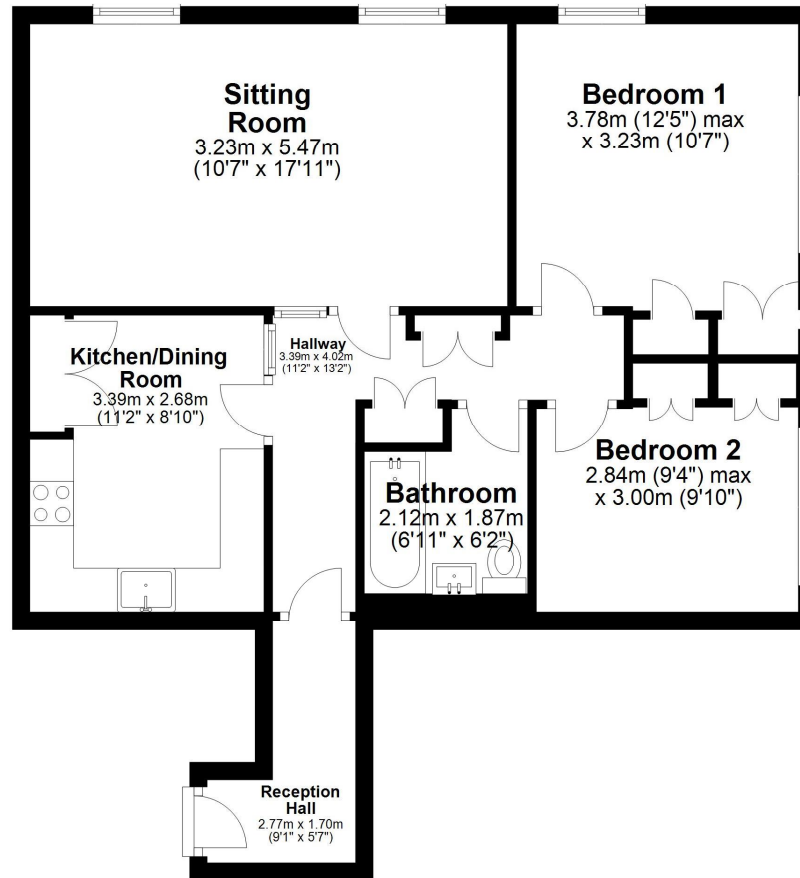
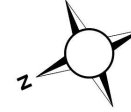
### VIEWING

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



## First Floor

Approx. 62.6 sq. metres (673.8 sq. feet)



Total area: approx. 62.6 sq. metres (673.8 sq. feet)

### 3 The Granary, HEXHAM

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**NORTHALLERTON**  
General: 01609 773004  
Land Agency: 01609 781234  
[northallerton@youngsrps.com](mailto:northallerton@youngsrps.com)

**SEDGEFIELD**  
General: 01740 617377  
Land Agency: 01740 622100  
[sedgefield@youngsrps.com](mailto:sedgefield@youngsrps.com)

**NEWCASTLE**  
General: 0191 261 0300  
[newcastle@youngsrps.com](mailto:newcastle@youngsrps.com)

**HEXHAM**  
General: 01434 608980  
Land Agency: 01434 609000  
[hexham@youngsrps.com](mailto:hexham@youngsrps.com)

**DUMFRIES**  
General: 01387 402277  
[dumfries@youngsrps.com](mailto:dumfries@youngsrps.com)