



2 Intake Way
Hexham, NE46 1RU

youngsRPS 

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Hexham

NE46 1RU

Superb family home located in a quiet cul-de-sac, offering versatile and generously proportioned accommodation.

- Superb detached family home
- Up to six double bedrooms
- Versatile accommodation
- Generously proportioned
- Double garage and driveway
- Mature surrounding gardens and woodland
- Close to town centre
- Energy efficiency rating D



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01434 608980



DESCRIPTION

Superb six bedroom detached family home, offering versatile and generously proportioned accommodation.

The property is located on an elevated position in a quiet cul-de-sac, with gas central heating and double glazing throughout the accommodation which must be viewed to be appreciated. The house has a reception hall with a staircase leading to the upper floor and a storage cupboard under it. Downstairs there is a lounge with double doors leading to a conservatory and garden beyond, dining room with square bay window overlooking the garden and woodland; There is also a breakfasting kitchen which, has a eye level double oven, gas hob with extractor canopy above, integrated dishwasher, stainless steel sink unit and drainer with mixer tap over and a separate utility room where the gas combi boiler is located with a stainless sink unit, plumbing for washing machine. The inner hallway leads to two home office/bedrooms – one with a square bay window – and a cloakroom with hand wash basin with storage unit beneath and low level WC.

Upstairs there is a spacious landing with built in wardrobes, family bathroom with panelled bath and shower over, hand wash basing and storage beneath, WC and a storage cupboard. Bedrooms two, three, four overlook the garden and woodland to the rear



elevation. Bedroom one has a dressing room with fitted wardrobes and en-suite shower room with walk in shower, hand wash basin and WC.

Externally there is an attached double garage, driveway parking for up to four vehicles, hedges at the front, well stocked gardens to all sides and to the rear an extensive area of private woodland leading down to a burn, ideal garden for nature lovers.

LOCATION

The property is well placed for easy access for the town of Hexham, its excellent schools, its arts and leisure facilities- including its racecourse. Despite being surrounded by the tranquil Tyne Valley countryside, Hexham has excellent road and rail facilities to enable easy travel to Newcastle, Carlisle and beyond making it the perfect location for those that enjoy both country and urban pursuits.

SERVICES

Mains electricity, water and drainage. Gas central heating supply radiators and hot water.

CHARGES

Northumberland County Council tax band G



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.





2 Intake Way, Hexham

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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