



13 South Waterside

Kielder, Hexham, NE48 1HF

youngsRPS 

13 South Waterside Kielder Hexham NE48 1HF

Unique opportunity to purchase this five bedroom link detached, skilfully extended and adapted wheelchair accessible family home.

- Link detached family home
- Five bedrooms
- Versatile accommodation
- Stunning forest views
- Ample parking
- Garage/workshop
- Village location
- Energy efficiency rating F



youngsRPS 

01434 608980

DESCRIPTION

Unique opportunity to purchase this five bedroom link detached, skilfully extended and adapted wheelchair accessible family home.

Almost every aspect of this much-loved home is fully accessible for a disabled or elderly family members. The property also lends itself for Air B & B or holiday accommodation. The property has oil fired central heating and UPVC double glazing, the ground floor briefly comprises of an entrance hall, cloakroom/WC, lounge/dining room/snug with log burning stove, open staircase leading to first floor, the kitchen breakfast room is fitted with an excellent range of floor and wall cabinets with integral oven, hob with extractor above, the kitchen leads through to a utility room, boiler house and workshop. The inner hall which leads to two bedrooms with Jack and Jill wet/bathroom. The first floor has a spacious landing, three bedrooms with fitted wardrobes and bathroom.

To the rear the garden is mainly laid to lawn with mature planting, polytunnel, vegetable plot, pleasant seating area, stunning open views towards the forest, to the front there is parking for several cars. The property has been skilfully adapted for wheelchair access and use. The vendors have advised that

some of the specialist equipment will be removed.

LOCATION

This substantial link detached house can be found in the village of Kielder, which is home to England's largest forest and the biggest man-made lake in Northern Europe, Kielder Water & Forest Park is a playground for cyclists, walkers and outdoor enthusiasts. A haven for wildlife, the best dark skies in England. Kielder Village has a first school and thriving community.

SERVICES

Mains electricity, water and drainage. Oil fired central heating supplying radiators and hot water.

CHARGES

Northumberland County Council tax band B

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.

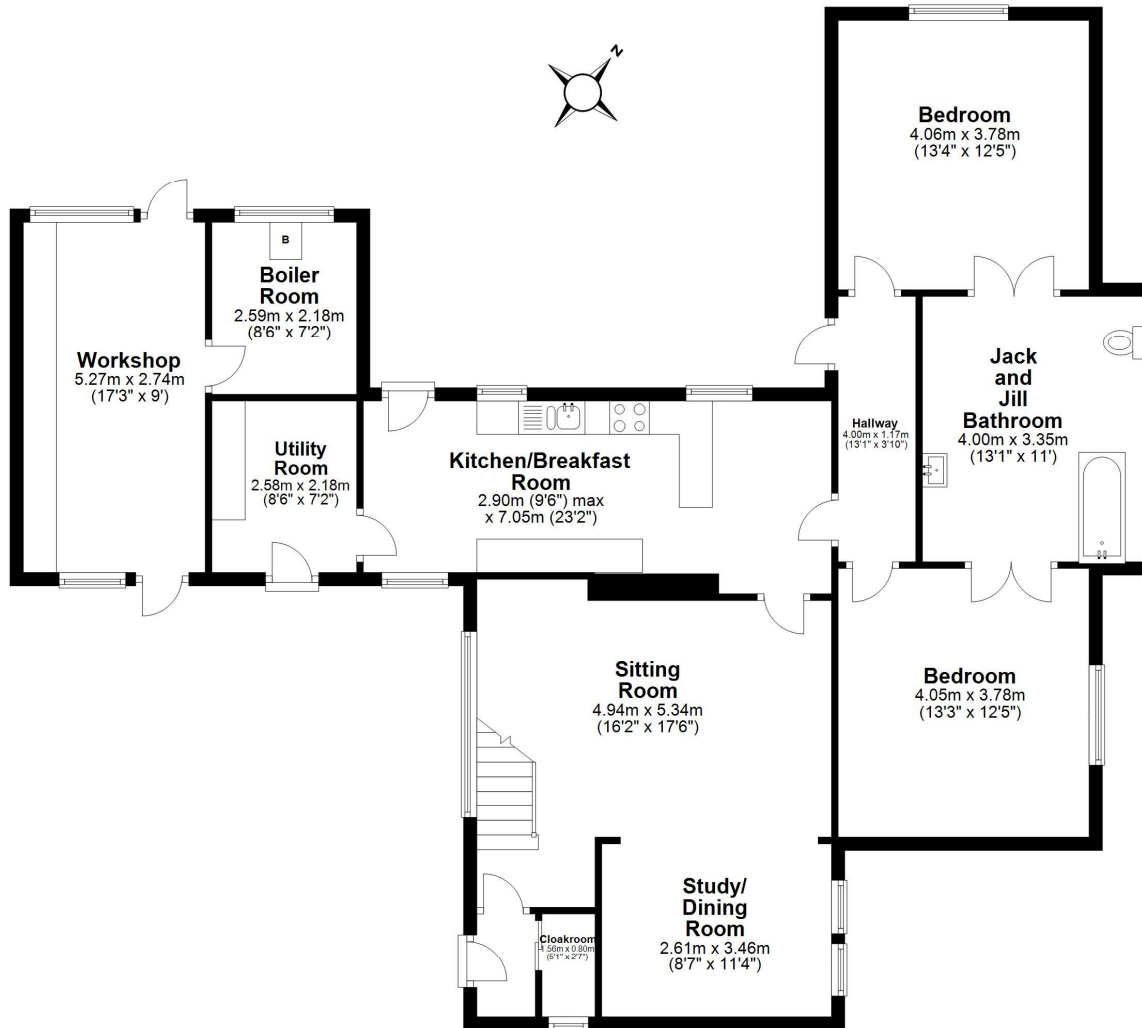






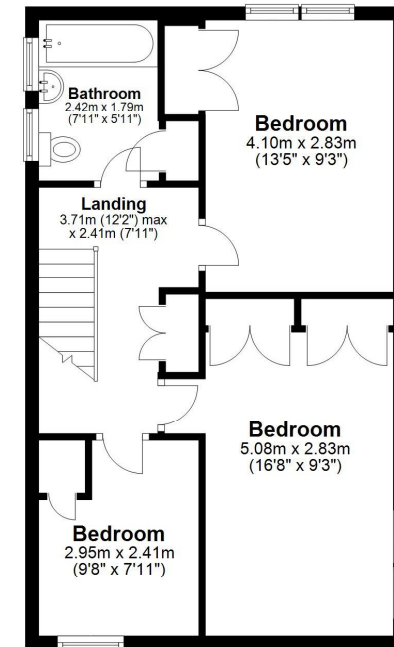
Ground Floor

Approx. 131.2 sq. metres (1412.5 sq. feet)



First Floor

Approx. 49.6 sq. metres (533.4 sq. feet)



Total area: approx. 180.8 sq. metres (1945.9 sq. feet)

13 South Waterside, Kielder

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.



R201

NORTHALLERTON

General: 01609 773004
Land Agency: 01609 781234

northallerton@youngsrps.com

SEDGEFIELD

General: 01740 617377
Land Agency: 01740 622100

sedgefield@youngsrps.com

NEWCASTLE

General: 0191 261 0300

newcastle@youngsrps.com

HEXHAM

General: 01434 608980
Land Agency: 01434 609000

hexham@youngsrps.com

