



## Meadow View Henshaw, NE47 7EN

£850 PCM

A well presented two bedroom cottage with loft room ideal for hobbies/storage situated in the pretty hamlet of Henshaw, having easy access to A69 the cottage enjoys panoramic views over the Tyne Valley, Cumbria fells and the hills leading up to Hadrian's Wall.

- Panoramic Views
- Two bedrooms
- Detached Property
- Garage/ Workshop
- Conservatory
- Energy efficiency rating E

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## DESCRIPTION

The accommodation briefly comprises of Entrance Hall with Large under stair storage cupboard, lounge/dining room with attractive fireplace housing multi fuel burning stove with back boiler, Conservatory having French doors leading to a pleasant paved patio area and garden beyond, Kitchen fitted with a good range of floor and wall cabinets incorporating stainless steel sink unit with mixer tap over, electric hob and oven with extractor above integrated fridge, plumbing for washing machine, Spacious first floor landing, two Double Bedrooms, Bathroom comprising of panelled bath with shower over, hand basin, low level wc, ceramic tiling to walls, loft room or office space ideal for hobby/storage with restricted height, Externally the property has pleasant easily managed gardens mainly laid to lawn with paved patio area, stone shed housing oil tank, Garage/workshop with power

## SERVICES

Mains electricity, water and drainage are connected. Oil fired central heating to radiators also supplying the domestic hot water.

## CHARGES

The tenant will be required to meet all outgoing including council tax band D. 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.



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