



VALLUM HOUSE, WESTGATE, HALTWHISTLE
NORTHUMBERLAND, NE49 9AF



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Haltwhistle, Northumberland, NE49 9AF

Spacious four bedroom first floor flat offers stylish and comfortable living accommodation, finished to a high standard throughout.

- Four bedrooms
- First floor flat
- Spacious and versatile accommodation
- Central location
- Balcony
- No onward chain
- EPC rating D

GET IN TOUCH

youngsRPS, Myenza Building, Priestpopple, Hexham, NE46 1PS

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Description

Finished to a high standard throughout, this spacious four-bedroom first-floor flat offers stylish and comfortable living accommodation.

Accessed via the rear of the building, the property opens into a welcoming entrance lobby with a convenient shower room and a staircase leading up to the main living space.

The kitchen boasts elegant shaker-style units, quality work surfaces, and comes equipped with an integrated oven and hob. Plumbing is in place for a washing machine, and French doors open onto a generously sized private balcony, perfect for outdoor relaxation or entertaining.

To the front of the flat, a bright and airy sitting room provides a comfortable space to unwind. The flat also features four well-proportioned bedrooms, ideal for family living or flexible use as home office space.

A modern main shower room completes the accommodation, featuring a large walk-in shower, WC, and wash hand basin.

Location

Situated in the heart of Haltwhistle, this flat offers a fantastic opportunity to enjoy convenient town-centre living in one of Northumberland's most charming market towns. Just a short stroll from local shops, cafés, pubs, and essential amenities, the property benefits from an incredibly central location with everything you need right on your doorstep.

Haltwhistle is known for its friendly community, excellent transport links, and close proximity to Hadrian's Wall and Northumberland National Park. With a train station and regular bus services nearby, commuting to Carlisle, Hexham, or Newcastle is easy and efficient, making this flat ideal for professionals, retirees, or those looking for a low-maintenance home in a peaceful yet well-connected setting.

Services

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







Charges

Northumberland County Council tax band A.

Leasehold property- 999 year lease

Annual service charge- £400pa

Annual ground rent- £100pa

Referrals

In accordance with the Estate Agents' (Provision of Information) Regulations 1991 and the Consumer Protection from Unfair Trading Regulations 2008, we are obliged to inform you that this Company may offer the following services to sellers and purchasers from which we may earn a related referral fee from on completion, in particular the referral of: Mortgages and related products our commission from a broker would be £100.00 incl VAT for Mortgages and £50 inc VAT for Insurances, however this amount can be proportionally clawed back by the lender should the mortgage and/or related product(s) be cancelled early.

Wayleaves, Easements and Rights of Way

The property is sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Viewings

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

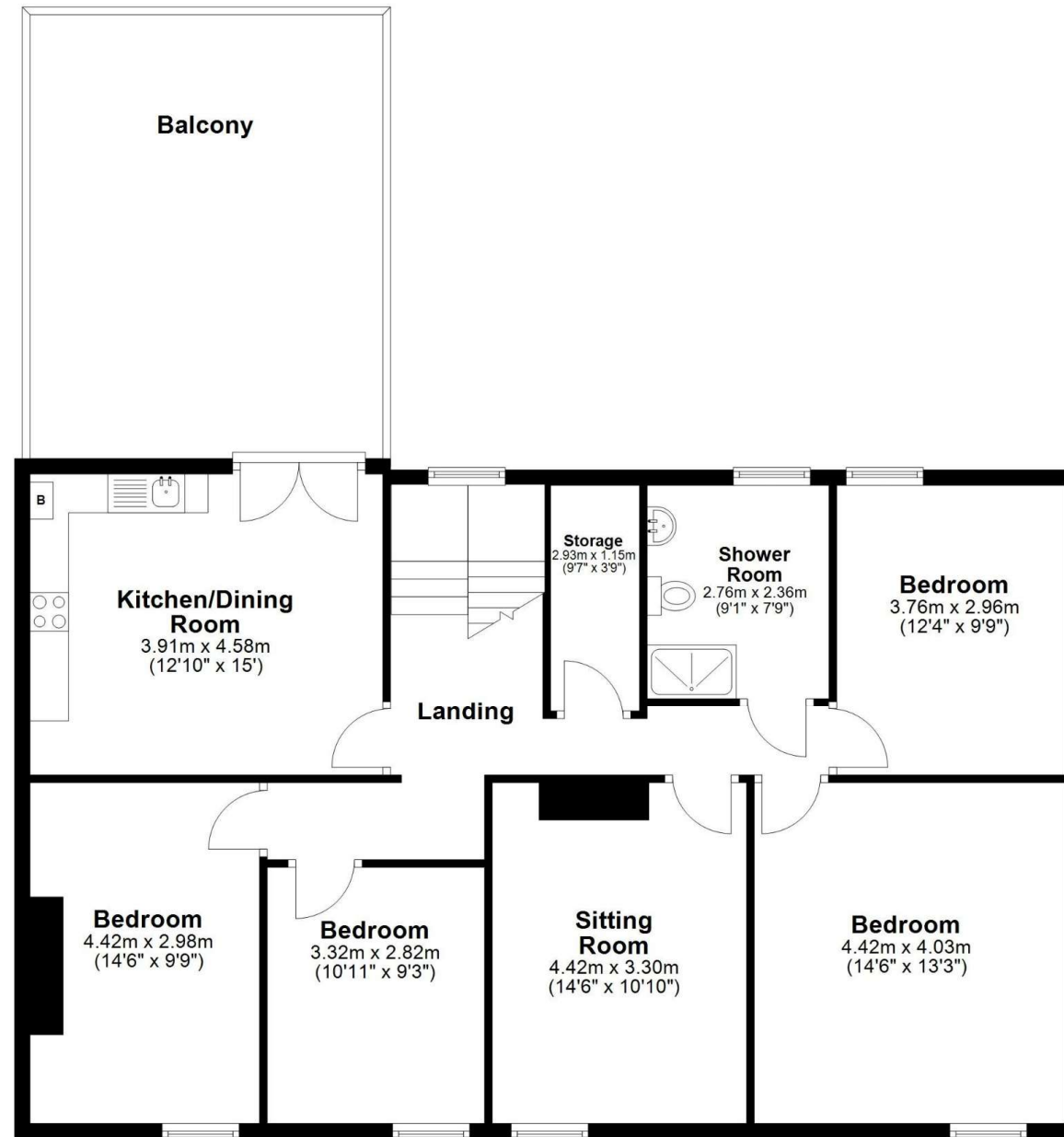
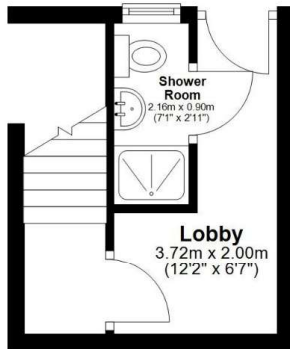
Free market appraisal

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.

First Floor
Approx. 111.9 sq. metres (1204.6 sq. feet)



Ground Floor
Approx. 11.2 sq. metres (120.8 sq. feet)



Total area: approx. 123.1 sq. metres (1325.4 sq. feet)

1 Westgate, Haltwhistle

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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.