



1 COASTLEY COTTAGES, HEXHAM, NORTHUMBERLAND  
NE46 2PQ



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Northumberland, NE46 2PQ

Charming semi-detached 2-bedroom house available for rent in close proximity to the popular market town of Hexham.

- Semi-detached cottage
- Idyllic location
- Two bedrooms
- Oil central heating
- Garden
- Parking
- EPC rating D
- Council tax band B

**£850 PER MONTH**





## DESCRIPTION

Situated close to the popular market town of Hexham, this delightful semi-detached home offers comfort, character and countryside views.

The property features a welcoming living room with an inglenook fireplace housing a wood-burning stove, creating a warm and inviting atmosphere. The kitchen is well-equipped with a range of wall and base units, space for a cooker and plumbing for appliances. The ground-floor bathroom includes a shower cubicle, wash hand basin and WC.

Upstairs, you'll find two generous double bedrooms, both enjoying pleasant views over the surrounding countryside. Externally, the property benefits from a lovely lawned garden and off-road parking. Perfect for a small family or professionals seeking a peaceful home within easy reach of Hexham's amenities.

## 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. The holding deposit, equal to one week's 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.

## CHARGES

£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.

**www.youngsrps.com**  
**Hexham 01434 608980**



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