



**Hallbank, Hallgate**

Hexham, Northumberland , NE46 1XA

**youngsRPS** 



**Hallbank House  
Hallgate  
Hexham  
Northumberland  
NE46 1XA**

**Guide Price: £495,000**

A Grade II listed substantial character property in the centre of the beautiful market town of Hexham.

- Grade II listed
- Character property
- Central location
- Versatile accommodation
- Off-street parking
- Enclosed rear courtyard
- Outbuildings

**youngsRPS** 

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







### DESCRIPTION

A Grade II listed substantial character property in the centre of the beautiful market town of Hexham. This former guest house boasts versatile accommodation over three floors with great residential potential. The property benefits from character features throughout with an enclosed rear courtyard.

Internally the accommodation briefly comprises entrance porch leading into a spacious hallway off which there are two double en-suite bedrooms, both featuring original fireplaces. There is a fully fitted kitchen with industry standard appliances which the vendor is happy to discuss converting to form a more open plan family kitchen diner. A good-sized reception room with original range cooker at the rear of the property leads to a separate shower room. An external door leading out to the private rear courtyard. From the hallway stairs take you up to the first floor where there are three en-suite bedrooms, all with original fireplaces, with a further two en-suite bedrooms on the second floor.

Externally the property benefits from off-street parking in a quiet location behind Hexham's Old Gaol. A private rear courtyard accessed through the property boasts additional outside storage.

### LOCATION

Hallbank House is located in the centre of Hexham within easy walking distance of all amenities, such as shops and leisure facilities. There are several good local schools in the town. Good road and rail links giving access to Newcastle to the east and Carlisle to the West.

### SERVICES

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

### CHARGES

Northumberland County Council tax band TBC.

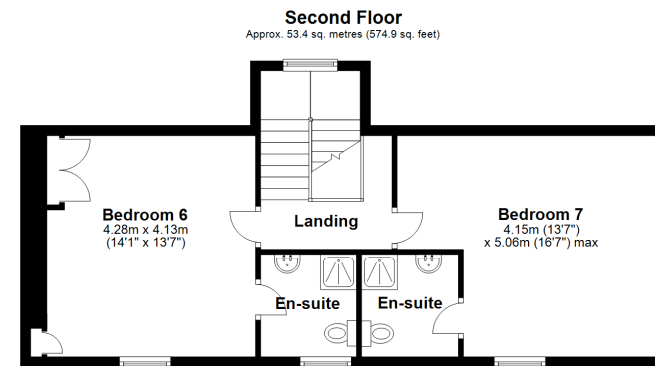
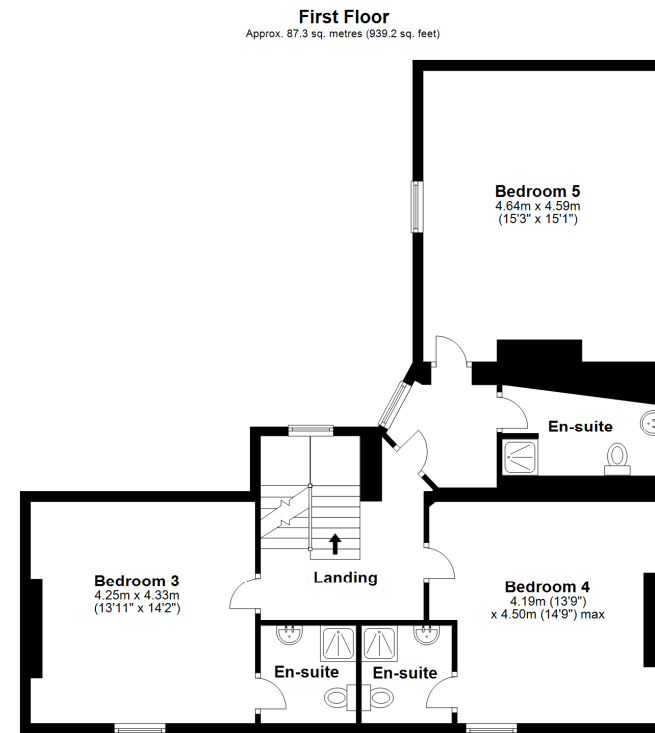
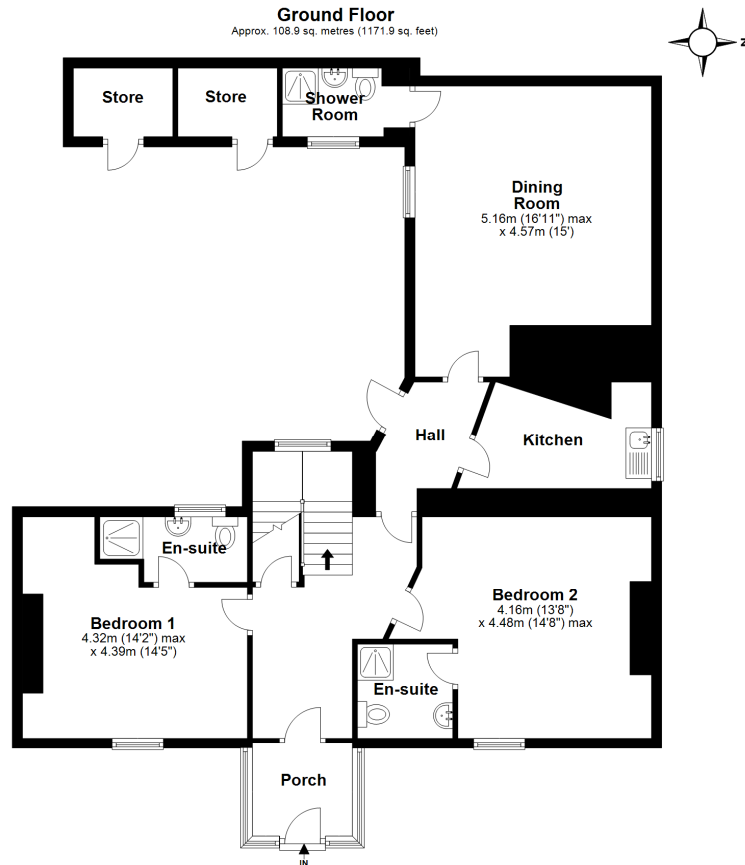
### VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting Youngs RPS, Hexham on 01434 608980.

### MARKETING APPRAISAL

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





**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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