



Upper Flat

Wark

- Flat
- Two Bedrooms
- Garden
- Village Location
- No Forward Chain

Offers Over £124,950



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Upper Flat

Wark

Not to be Missed - Very Rare to the Market!

This two bedroom upper flat with garage/workshop and garden to the rear requires a complete refurbishment and gives the opportunity for any potential purchaser to add their own stamp and style. This property would also make an excellent addition to any investment portfolio/holiday accommodation.

Situated in the North Tyne village of Wark the property overlooks the village green, has double glazing and solid fuel central heating to radiators.

The accommodation is deceptively spacious with many original features; a timber garage/workshop; the rear garden is mainly laid to lawn.

Wark Village has a thriving community with a village shop; butchers; doctors surgery; pubs and restaurant.

The property is leasehold with a 999 year lease with 956 years remaining.

Viewing is essential to appreciate the location, size and potential the property has to offer.

Open days are being held 12th & 13th August. Final Offers by 31st August.
Ground Floor Entrance.

Staircase leading to first floor.

Spacious landing with original features.

Bedroom: 13'10(4.22m) x 10'11(3.33m)
Window to side elevation.

Kitchen: 5'8(1.73m) x 12'9(3.89m)
Sink unit; window to rear elevation.

Bathroom: 15'6(4.72m) x 5'2(1.57m)
Airing cupboard with hot water cylinder; window.

Sitting Room: 13'11(4.24m) x 12'5(3.78m)
Overlooking the village green; stone fireplace with open fire with back boiler (domestic heating and water).

Bedroom: 11'7(3.53m) x 13'10(4.22m)
With two windows overlooking the village green; superb original coving.

Externally:
Timber workshop with double doors leading to the garden with is mainly laid to lawn.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 2nd February 1979.

Ground Rent: Peppercorn Rent.

Council Tax Band: A

EPC Rating: G

HX00005752/CS/LB/13.07.2022/V.2



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			41
(1-20) G		17	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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