



## Holburn Way Ryton

- Detached House
- Three Bedrooms
- Ground Floor WC
- Front & Rear Gardens
- Driveway & Garage

**OIEO £ 250,000**



ROOK  
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SAYER

0191 413 1313  
2 Grange Road, Ryton, NE40 3LT

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[ryton@rmsestateagents.co.uk](mailto:ryton@rmsestateagents.co.uk)



# 1 Holburn Way

Ryton, NE40 3RT

THIS WELL-MAINTAINED DETACHED PROPERTY IS IDEAL FOR FAMILIES, BOASTING GARDENS TO THREE SIDES PROVIDING A DELIGHTFUL OUTDOOR SPACE. THE HOUSE COMPRISES OF A SPACIOUS OPEN-PLAN KITCHEN, COMPLETE WITH A UTILITY ROOM AND RECENTLY REFURBISHED. THE OPEN-PLAN RECEPTION ROOM FEATURES A MEDIA WALL, PERFECT FOR ENTERTAINING GUESTS OR RELAXING WITH THE FAMILY.

THE PROPERTY OFFERS THREE BEDROOMS, WITH THE MASTER BEDROOM BENEFITTING FROM NATURAL LIGHT AND THE SECOND BEDROOM BEING A DOUBLE. THE SINGLE BEDROOM PROVIDES FLEXIBILITY FOR USE AS A HOME OFFICE OR NURSERY. THE MODERN BATHROOM HAS A FREE-STANDING BATH AND HAS BEEN NEWLY REFURBISHED, ADDING A TOUCH OF LUXURY TO EVERYDAY LIVING.

LOCATED IN A DESIRABLE AREA WITH STRONG LOCAL COMMUNITY SPIRIT, THE PROPERTY BENEFITS FROM PUBLIC TRANSPORT LINKS AND CONVENIENT ACCESS TO LOCAL AMENITIES. WITH GOOD CONDITION THROUGHOUT, THIS HOME OFFERS A COMFORTABLE AND WELCOMING ENVIRONMENT FOR A FAMILY LOOKING TO SETTLE IN A VIBRANT NEIGHBOURHOOD.

**Porch:**  
Composite door to the front, three UPVC windows, tiled floor and wooden door to;

**Hallway:**  
Radiator.

**WC:**  
Low level wc, wash hand basin and heated towel rail.

**Lounge:** 12'9" 3.89m x 12'4" 3.76m into alcove  
UPVC window to the front, media wall, radiator and open plan to;

**Kitchen Diner:** 19'6" 5.94m x 10'6" 3.20m max  
UPVC windows and French doors leading to the garden, fitted with a range of matching wall and base units with quartz work surface above incorporating sink and drainer, integrated gas hob, electric oven, microwave, fridge and pantry.

**Utility Room:**  
UPVC window and UPVC doors to the front and rear, plumbed for washing machine.

**First Floor Landing:**  
UPVC window.

**Bedroom One:** 12'2" 3.71m x 10'11" 3.33m  
UPVC window and radiator.

**Bedroom Two:** 11'0" 3.35m x 9'0" 2.74m  
UPVC window and radiator.

**Bedroom Three:** 7'11" 2.41m x 7'8" 2.33m  
UPVC window and radiator.

**Bathroom:**  
UPVC window, free standing bath, low level wc, pedestal wash hand basin, fully tiled and heated towel rail.

**Externally:**  
There are gardens to the front, side and to the rear. There is a driveway providing off street parking and a detached garage.

## PRIMARY SERVICES SUPPLY

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS  
Broadband: FIBRE  
Mobile Signal Coverage Blackspot: NO  
Parking: DRIVEWAY

## MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

## 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 1 June 1964  
Ground Rent: £7.50 per annum

## COUNCIL TAX BAND: D

EPC RATING: D  
RY00006724.VS.EW.13.02.2024.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

**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.

16 Branches across the North-East

