



Belsay Place, Arthurs Hill, Newcastle upon Tyne NE4 5NX

**Offers Over: £285,000**

**RMS** | Rook  
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## Mid Terraced House

## Accommodation Over Three Floors

No Chain

Two Reception Rooms

Three Bedrooms

Study to Second Floor

For any more information regarding the property please contact us today

### Room Descriptions

#### Vestibule

#### Hallway

Stairs to first floor landing. Radiator.

#### Lounge 13' 1" max x 13' 8" (3.98m x 4.16m)

Double glazed sash window to the front. Original fireplace. Coving. Exposed flooring. Coving.

#### Second Reception Room 17' 1" max x 13' 9" (5.20m x 4.19m)

Log burner. Radiator. Opens into kitchen.

#### Kitchen 17' 0" x 7' 2" (5.18m x 2.18m)

Two skylights. Two double glazed windows to the rear. Sink/drainer. Electric oven. Gas hob. Door to the rear.

#### First Floor Landing

Double glazed window to the rear. Two storage cupboards. Stairs to second floor landing. Radiator.

#### Bedroom One 13' 9" max x 9' 10" (4.19m x 2.99m)

Double glazed sash window to the front. Original fire. Radiator.

#### Bedroom Two 13' 7" max x 6' 11" (4.14m x 2.11m)

Double glazed sash window to the front. Radiator.

#### Bathroom 9' 2" x 8' 5" (2.79m x 2.56m)

Frosted double glazed sash window to the rear. Shower cubicle. Panelled bath. Vanity wash hand basin. Low level WC. Radiator. Heated towel rail.

#### Second Floor Landing

Exposed brick wall.

#### Bedroom Three 15' 3" x 19' 6" max (4.64m x 5.94m)

Reduced head height. Three skylights. Eaves storage. Radiator.

#### Study 7' 2" x 6' 10" (2.18m x 2.08m)

Skylight to the rear. Eaves storage. Radiator.

#### External

Rear yard.

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Benefitting from no chain is this mid terraced house with accommodation set over three floors. The property features an original fire and exposed flooring to the lounge and exposed brick wall to the second floor landing. In keeping with the type of property, many of the windows have been replaced with double glazed sash windows. Accommodation to the ground floor briefly comprises of vestibule, hallway, lounge, second reception room open to kitchen. To the first floor is a landing, two bedrooms and bathroom. To the second floor is a landing, bedroom and study. Externally, there is a yard to the rear.

The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69.

Early viewing is recommended.

Council Tax Band: A  
EPC Rating: D

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas  
Broadband: Fibre  
Mobile Signal Coverage Blackspot: No  
Parking: On Street Parking

#### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### RESTRICTIONS AND RIGHTS

Listed? No  
Conservation Area? No  
Restrictions on property? No  
Easements, servitudes or wayleaves? No  
Public rights of way through the property? No

#### RISKS

Flooding in last 5 years: No  
Risk of Flooding: Zone 1  
Any flood defences at the property: No  
Coastal Erosion Risk: Low  
Known safety risks at property (asbestos etc...): No

#### BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No  
Outstanding building works at the property: No

#### ACCESSIBILITY

This property has no accessibility adaptations.

#### TENURE

It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

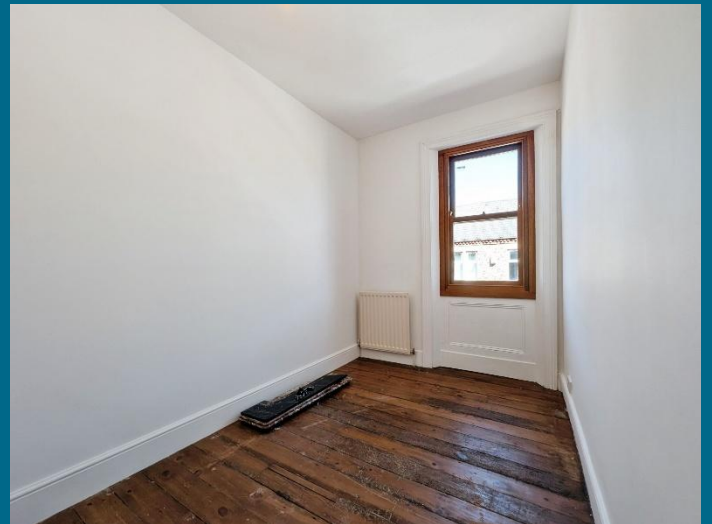
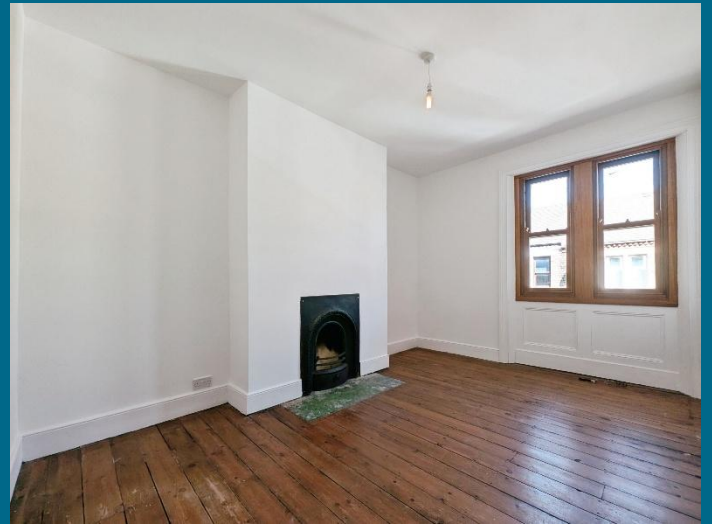
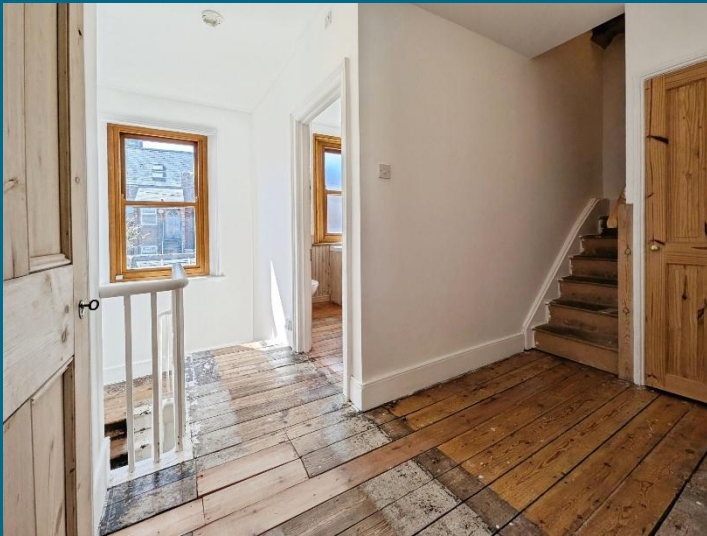
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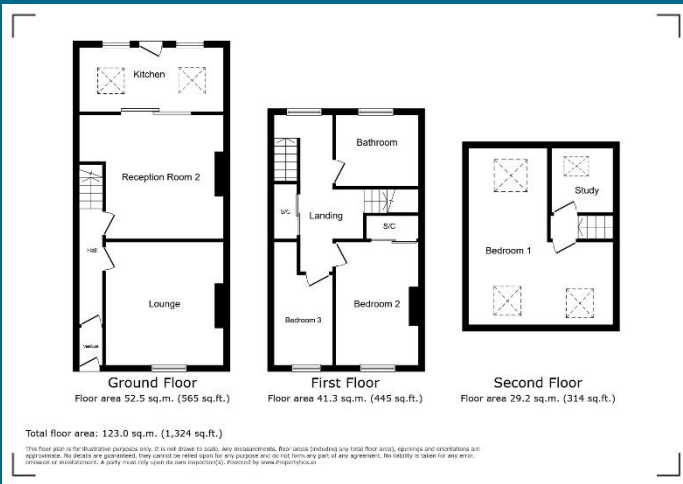
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

**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.

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