



Hyde Terrace Gosforth

- Super stylish upper flat
- Two double bedrooms
- Large breakfasting kitchen
- westerly facing private courtyard
- Access to the High Street
- Easy walking distance to South

Gosforth metro station

Offers Over **£ 200,000**

0191 284 7999
12 Gosforth Shopping Centre, Gosforth, NE3 1JZ

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
gosforth@rmsestateagents.co.uk

Hyde Terrace, Gosforth

A super stylish two bedroom upper flat with lovely westerly facing private courtyard to the rear and period features. This impressive property is presented to the highest of standards and has been remodelled with a superb dining kitchen incorporating granite work surfaces and centre island and excellent bathroom with vaulted ceiling. It is well positioned for access to the High Street with its range of bars, restaurants, and coffee shops. South Gosforth metro station is within easy walking distance. Briefly comprising entrance hallway with staircase leading to the first floor. There is a front facing sitting room with original marble fireplace and ornate plasterwork to the ceiling. There are two double bedrooms together with a large breakfasting kitchen incorporating a range of quality fitted units, integrated appliances and granite work surfaces. From the kitchen is a utility which leads to a four-piece bathroom suite with vaulted ceiling. To the rear is a lovely westerly facing sandstone patio courtyard. Additional features include UPVC double glazing and gas fired central heating via combination boiler.

ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Hardwood entrance door, and staircase to first floor.

BREAKFAST KITCHEN 13'6 x 11'4 (4.12 x 3.45m)

Fitted with a range of wall and base units with granite worksurfaces and a centre island, single drainer sink unit, built in electric oven, built in induction hob, fridge, freezer, dishwasher, tiled floor, built in cupboard, radiator, double glazed window to rear.

UTILITY

Wall cupboard, space for automatic washer, combination boiler, storage cupboard, double glazed window and laminate flooring.

LOUNGE 14'3 x 12'0 (4.34 x 3.66m)

Magnificent cast iron and tiled fireplace with living flame gas fire and a tiled hearth. Radiator, picture rail, coving to ceiling, ceiling rose, twin UPVC double glazed window to the front elevation.

FIRST FLOOR LANDING

Access to sitting room, bedroom one and two, and access to roof space via loft ladder.

BEDROOM ONE 10'0 x 8'9 (3.05 x 2.67m)

Double glazed window to rear, and radiator.

BEDROOM TWO 9'8 x 8'3 (2.95 x 2.52m)

Double glazed window to front, and radiator.

BATHROOM 11'0 x 8'0 (3.35 x 2.44m)

White four-piece suite comprising of a panelled bath, pedestal wash hand basin, step in shower cubicle, low level w.c., double radiator, double glazed frosted window, laminate flooring, and staircase leading to rear exit.

PATIO GARDEN

Westerly facing sandstone paved patio garden to rear, with gated access to rear lane.

PRIMARY SERVICES SUPPLY

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

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 June 1983
Ground Rent: Peppercorn
Service Charge: N/A
Any Other Charges/Obligations: N/A

COUNCIL TAX BAND: A

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	57 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.

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16 Branches across the North-East



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