

BRUNTON

RESIDENTIAL



HALLGATE, HEXHAM

£100,000

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Brunton Residential is proud to present an exceptional development opportunity, a three-bedroom cottage, ideally located on Hallgate in the heart of Hexham. Part of Montague Court, a prestigious development of just 16 thoughtfully designed apartments and cottages, this property offers a unique blend of modern living within a charming and historic setting.

Currently halfway through development, the cottage presents an exciting opportunity for someone to complete the project. The plans include a ground-floor living area and store, a spacious kitchen and dining area, with a bedroom and bathroom on the first floor, and two additional bedrooms and a bathroom on the second floor. There is also a basement offering additional storage space and a separate area that can be developed into a garden. A private parking space is included, along with a separate entrance from the main building.

Set in the picturesque town of Hexham, this property is surrounded by a wealth of history and culture. Residents will enjoy being close to the stunning 12th-century Hexham Abbey, peaceful parks, and a vibrant market square with boutique shops, cosy cafés, and excellent restaurants.

Please note, this property is currently unavailable for purchase with a mortgage, as the building work is still in progress.

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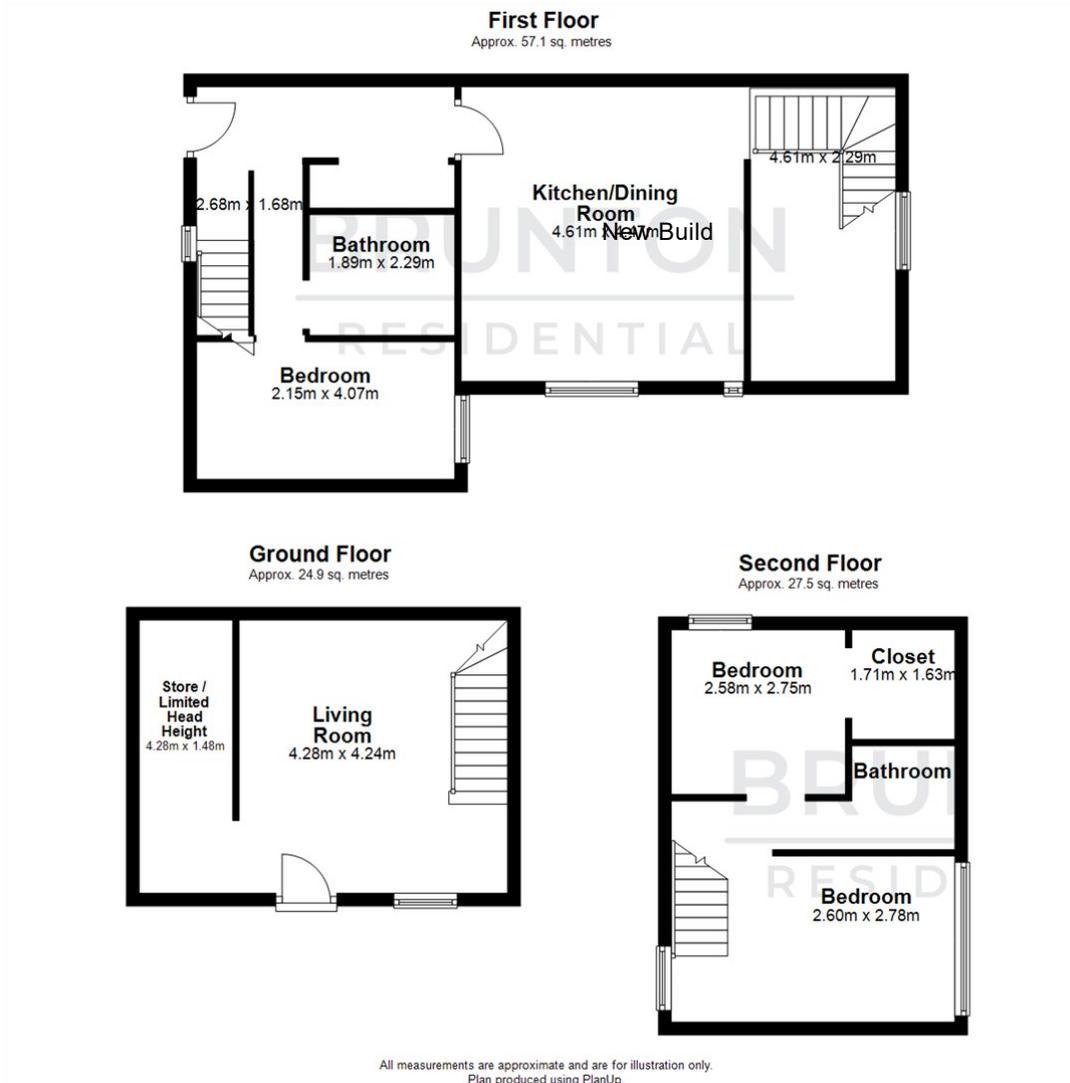
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : New Build

EPC RATING :



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	