

# BRUNTON

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## RESIDENTIAL



**HELMSLEY ROAD, SANDYFORD, NE2**

**Offers Over £250,000**

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### VACANT POSSESSION - UPPER MAISONETTE - FOUR BEDROOMS

Spacious four-bedroom maisonette located in the heart of Sandyford, featuring a larger-than-average living room, generous bedroom accommodation, shared rear yard, and excellent access to Newcastle City Centre, universities, and local amenities. An ideal purchase for homeowners and investors alike. Please note this property has not had a HMO licence.

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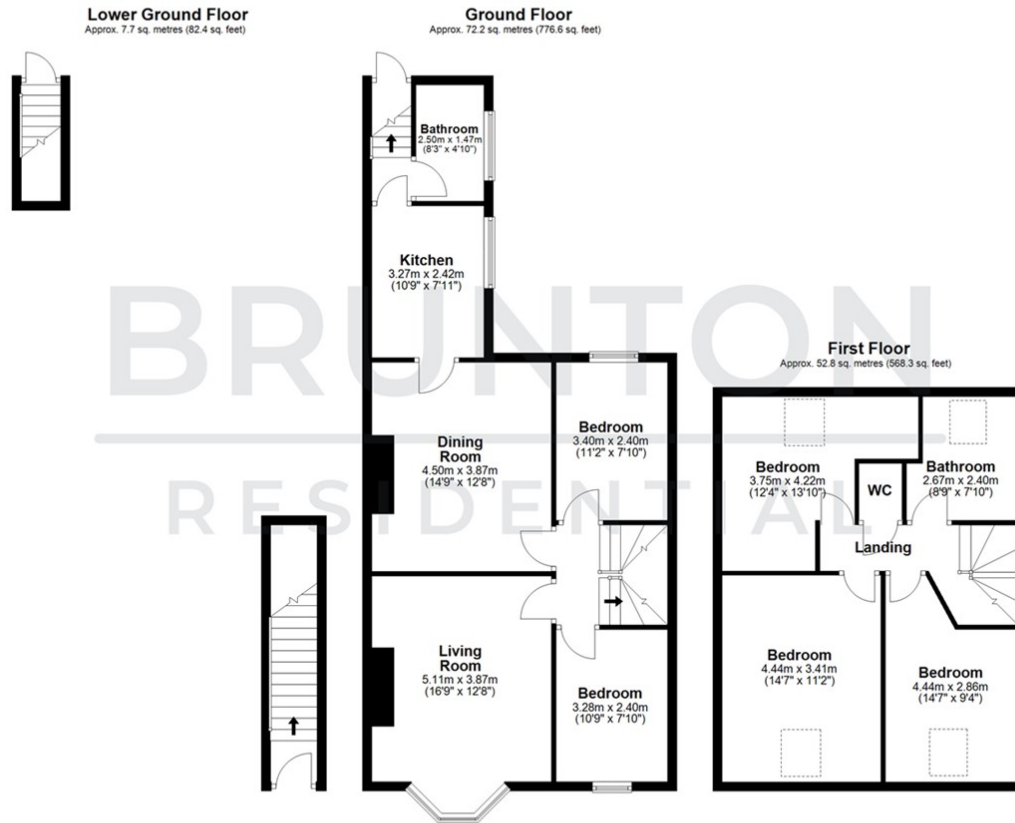
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TENURE : Leasehold

LOCAL AUTHORITY : Newcastle

COUNCIL TAX BAND : A

EPC RATING : C



Total area: approx. 132.6 sq. metres (1427.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	