



## 2 bed upper flat to rent in NE46

Rye Terrace, Hexham, Northumberland,  
NE46 3DX

# £700 pcm

 x2  x1  x1

On Street parking

Unfurnished

## Property features

- ✓ First Floor Flat
- ✓ Good Decorative Order
- ✓ Popular West End Location
- ✓ Living Room
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Arrange a viewing

Lucy Sage  
Branch Manager  
Hexham

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

This stone-built, two bedroom, upper flat is offered in good decorative order and is ready for immediate occupancy. The property is situated in the popular West End of Hexham and conveniently located for the Town Centre and all the local amenities.

The accommodation is offered with the benefits of gas-fired central heating and double glazing and comprises: Entrance Hallway, Landing, Living Room, Kitchen, Two Bedrooms, Bathroom/WC, On-Street Parking.

Rye Terrace is a cul-de-sac off Westbourne Grove and Pearsons Terrace and just up from Cockshaw, in a sought after area. Hexham was recently named as the Happiest Place To Live in the North-East and is well served with shops, schools, leisure facilities, health centres and a hospital. It lies just off the A69 main trunk road and has a mainline rail station and regular bus routes to all points between Carlisle and Newcastle.

An early viewing is highly recommended to fully appreciate all that this flat has to offer and its location. Please call our Hexham team or email [hexham@pattinson.co.uk](mailto:hexham@pattinson.co.uk) for further information and your appointment to view.

Tenant Referencing Criteria:

Pattinson will undertake referencing checks on all applicants over the age of 18 wishing to move into a rental property. As part of this process, we will undertake:

- A credit check to ensure each applicant does not have any adverse credit such as CCJs (County Court Judgements).
- An affordability assessment to ensure applicant's income will sufficiently cover the rental payments.

- To pass the affordability check, each applicant's gross annual basic income (including benefits and pensions) must be at least 30 times the monthly rental amount (36 times for Ellinson properties). EG If the rent is £500 PCM, applicants would need to earn £15,000 as an annual pension or basic salary (excluding commission/bonus) before tax or other deductions were made.
- Each applicant's affordability is assessed individually against the criteria.
- Self-employed applicants will require an accountant's reference and should have accounts for a minimum of two years. Net profit will be assessed against the affordability requirement of 30 times the monthly rental amount.
- Employment checks to confirm your start date, salary and if your position is permanent.
- Homeownership checks (only if you are a homeowner) confirming your mortgage payments are up to date.
- A Landlord reference (if you are currently residing in rented accommodation) confirming you have abided by the terms of the lease. This will check that the rent was paid on time and in full, there was no antisocial behaviour and the property was looked after in an appropriate manner.
- 'Right to rent' ID checks.

If you do not meet the requirement, you WILL REQUIRE A HOMEOWNER GUARANTOR.

Council Tax Band: A

Deposit: £700.00

Length of Tenancy: 6 months

Rent: £700 pcm

Property Type: Upper Flat

Parking: On Street

Heating: Gas

## Entrance Hallway

Wooden front door with fanlight above, staircase to the first floor.



## First Floor Landing

Skylight to the attic.



## Bathroom/WC

3.04m x 2.00m (9'11" x 6'6")

Double glazed window to the rear, radiator, panelled bath, shower cubicle, pedestal wash hand basin, wall-mounted mirrored cabinet, low level wc.



## Living Room

4.25m x 2.78m (13'11" x 9'1")

Double glazed window to the rear, radiator, alcove shelving with cupboard below, built-in store cupboard, door to the kitchen.



## Kitchen

3.28m x 2.02m (10'9" x 6'7")

Double glazed windows to the rear and side, radiator, range of fitted wall and base units, single drainer stainless steel sink unit with mixer taps, automatic washing machine, fridge, electric oven with gas hob above, wall mounted gas boiler.



## Bedroom 1

4.06m x 3.11m (13'3" x 10'2")

Double glazed window to the front, radiator.



## Bedroom 2

2.53m x 2.14m (8'3" x 7'0")

Double glazed window to the front, radiator.



## External


There is a paved shallow garden to the front, which sets the property back from the road.



## Information

The property falls within Northumberland County Council Tax Band A as from April 2024.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Rye Terrace, Hexham, Northumberland, NE46 3DX

Contact your local branch today for more information on this property:

**15 Priestpopple, Hexham, Northumberland, Tyne & Wear, NE46 1PH, Tel: 01434 605376,  
hexham@pattinson.co.uk, www.pattinson.co.uk**

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