

**To rent**

3 bed terraced house to rent in

Fifth Street, Blackhall, Blackhall Colliery,
Hartlepool, TS27 4ER

£550 pcm

 x3  x1  x2

On Street parking

Unfurnished

Property features

- ✓ 2 Double Bedrooms
- ✓ Loft Room
- ✓ Double Glazed Windows & Gas Central Heating
- ✓ End Terrace
- ✓ EPC Rating D

Key Information

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

Arrange a viewing

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Senior Manager
Peterlee

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

We offer to the market for rent this large two bedroom, plus loft room, terraced house benefiting from gas central heating and double glazing.

Briefly comprising:- Entrance, lounge/dining, kitchen, family bathroom, 2 double bedrooms and amazing loft room. Recently fitted with an alarm system, composite doors on the front and back and spot light light sensor in the rear entrance. The property has recently been refurbished.

Ideal position for accessing the A19, close to local amenities and the coast.

Viewing is recommended and can be arranged via Pattinson on 0191 518 2636

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: £634.62

Rent: £550 pcm

Property Type: Terraced House

Parking: On Street

Heating: Gas

External Front



Lounge

7.20m x 4.20m (23'7" x 13'9")

Double glazed windows, TV point, fireplace with mantel piece and carpets



Kitchen

3.10m x 2.10m (10'2" x 6'10")

Modern galley kitchen, Electric oven and hob with extractor fan, Mixer tap and sink and plumed for a washer machine



Family Bathroom

Fitted with a three piece suite comprising: - Low level WC, panelled bath with shower over and pedestal wash hand basin. and a double glazed window.



1ST FLOOR:

Bedroom One

4.00m x 3.10m (13'1" x 10'2")

With a double glazed window overlooking the front of the property, built in storage cupboard and carpet

Bedroom Two

3.00m x 3.90m (9'10" x 12'9")

With a double glazed window overlooking the rear yard, built in storage and stairs to the 2 floor loft room.

Loft Room

3.40m x 3.80m (11'1" x 12'5")

Spacious and airy with a double radiator and carpet.

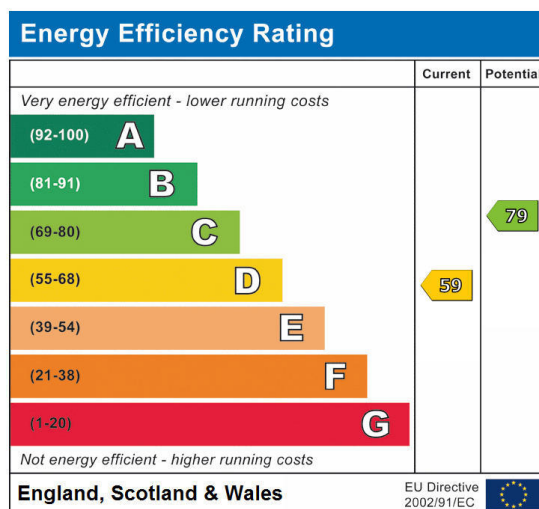
External Rear

Enclosed rear yard





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



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

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Client Money Protection

