



3 bed semi-detached house to rent in NE29

Whitehouse Lane, North Shields, Tyne and Wear, NE29 8PB

£1,000 pcm

 x 3  x 1  x 2

Off Street parking

Unfurnished

Property features

- ✓ Three Bedroom Semi
- ✓ Unfurnished
- ✓ Modern Throughout
- ✓ Popular Location
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Louise Tully
Branch Manager
Whitley Bay (Coastal Team)

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinsons are delighted to bring to the rental market this spacious unfurnished three bedroom semi detached house situated in this popular location in North Shields with great access to transport links, local amenities and excellent local schools.

Comprising: entrance hallway, lounge with large window, dining room with doors to the rear garden, fitted kitchen with a range of white wall and floor units, integrated oven hob and extractor fan, utility room plumbed for washing machine, door to the garden, first floor, bedroom 1 (double) to the rear of the property, bedroom 2 (double) to the rear of the property, bedroom 3 (single) to the front of the property, bathroom with white suite, shower, wash hand basin and wc. Externally there is a driveway to the front of the property. Gardens front and rear. AVAILABLE END OF MAY 20206!!!!

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: £1,153.85

Rent: £1,000 pcm

Property Type: Semi-detached house

USPs: Garden

Parking: Off Street

Heating: Gas

Hallway

Bright hallway with laminate floor.



Lounge

3.98m x 3.89m (13'0" x 12'9")

Spacious lounge with laminate floor, large double glazed window, white decor.



Dining Room

3.04m x 2.92m (9'11" x 9'6")

With laminate floor, white decor, doors to the garden, spotlights.



Kitchen

3.03m x 3.01m (9'11" x 9'10")

Fully fitted with a range of white wall and floor units, integrated oven hob and extractor fan, laminate floor, spotlights, white decor.



Utility Room

3.88m x 1.88m (12'8" x 6'2")

Good sized utility room, two windows, door to the rear garden



Landing

Spacious landing with storage cupboard



Bedroom 1

3.98m x 3.93m (13'0" x 12'10")

Double to the rear of the property with laminate floor, white decor, storage cupboard.



Bedroom 2

3.28m x 3.07m (10'9" x 10'0")

Double to the rear of the property with white decor, and laminate floor.



Bedroom 3

2.57m x 2.40m (8'5" x 7'10")

Single to the front of the property with laminate floor, white decor and storage cupboard.



Bathroom

2.40m x 1.68m (7'10" x 5'6")

White suite with panelled walls, wash hand basin, shower heated towel rail, wc.



Rear

With lawn and decked area.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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

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Client Money Protection

