



3 bed upper flat to rent in NE31

Hautmont Road, Hebburn, Tyne and Wear, NE31 2RQ

£650 pcm

 x3  x1  x1

On Street parking

Unfurnished

Property features

- ✓ THREE BEDROOMS UPPER FLAT
- ✓ MODERN FITTED KITCHEN / FAMILY BATHROOM
- ✓ UNFURNISHED
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZING
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Jason Olley
Branch Manager
Jarrow

0191 4897431
jarrow@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

THREE BEDROOM UPPER FLAT | MODERN KITCHEN / FAMILY BATHROOM | GAS CENTRAL HEATING | DOUBLE GLAZED | PRIVATE FRONT AND SIDE GARDEN

Pattinson Estate Agents welcome to the rental market this three bedroom upper flat situated on Hautmont Road, Hebburn.

Ideally located for an array of schools, walking distance to local amenities, excellent local transport links to Hebburn and Jarrow Shopping Centres. Metro links from Hebburn direct to Newcastle City Centre, South Shields and connections to Sunderland City Centre. Road links to A1, A19 to the South and the Tyne Tunnel to much of the North East.

Briefly comprising of: Entrance/Hallway, First Floor landing leading to Living Room and Bedroom Three, Inner Lobby leading to Kitchen, Family Bathroom, Bedroom One and Bedroom Two. The property also benefits from a large private side garden.

NO AGENT FEES. NO DEPOSIT OPTION AVAILABLE! T&C and fees apply. Subject to passing referencing. Visit www.reposit.co.uk or ask us for more information.

Call PATTINSON JARROW Today: 0191 4897431 or email: jarrow@pattinson.co.uk

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: £650 pcm

Property Type: Upper Flat

USPs: Allows children, Allows pets

Parking: On Street

Heating: Gas

External Front

Private enclosed walled garden, lawn to front, low maintenance large patio to side and gated access to rear aspect;

External (Front)

External (Side)

Entrance/Hallway

Composite part glazed door leading to entrance, gas central heating radiator, stairs to first floor, composite door leading to rear;

First Floor Landing

Double glazed window to rear aspect, doors to;

Bedroom Three

Double glazed window to front aspect, gas central heating radiator;

Lounge

Double glazed window to front aspect, recess lighting, gas central heating radiator;

Kitchen

A range of wall and base units and contrasting work surfaces, stainless steel sink with mixer tap over, free standing electric cooker, space for fridge freezer, plumbing for washing machine, double glazed window to rear aspect;



Bedroom One

Double glazed window to side aspect, built in sliding wardrobes, gas central heating radiator;

Bedroom Two

Double glazed window to front aspect, gas central heating radiator;

Family Bathroom

A suite comprising; Bath with mains shower over, pedestal wash hand basin, w/c, built in storage (Combi);

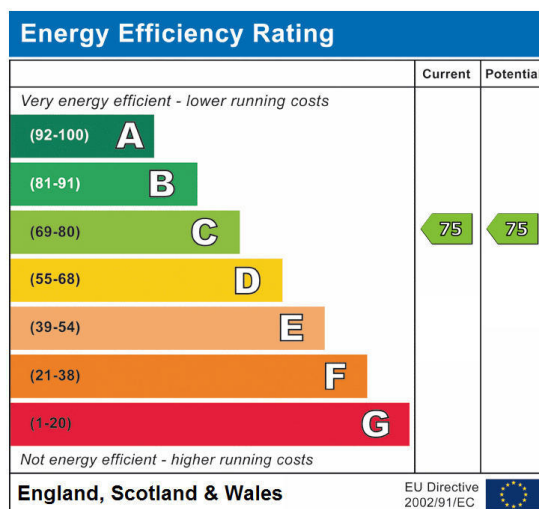


Floor Plan

Floor area 86.0 sq. m. (926 sq. ft.) approx

Total floor area 86.0 sq. m. (926 sq. ft.) approx

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



Hautmont Road, Hebburn, Tyne and Wear, NE31 2RQ

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

67 Ellison Street, Jarrow, South Tyneside, Tyne & Wear, NE32 3JU, Tel: 0191 4897431, jarrow@pattinson.co.uk, www.pattinson.co.uk

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