

3 bed terraced house to rent in

Hollyhock, Hebburn, Tyne and Wear, NE31 2PT

£895 pcm

x 3 x 1 x 2

On Street parking

Unfurnished

Property features

- THREE BEDROOM END OF TERRACE FAMILY HOME
- DOUBLE GLAZED/GAS CENTRAL HEATING
- PRIVATE FRONT AND LARGE REAR GARDEN
- IMMACULATELY PRESENTED
- 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

Pattinson Estate Agents are delighted to offer to the rental market this recently refurbished Three Bedroom End of Terrace Family Home situated on Hollyhock, Hebburn. Ideally located for an array of schools, walking distance to local amenities. Excellent local transport links to Mountbatten Shopping Centre Hebburn, Viking Shopping Centre Jarrow and Boldon shopping and retail complex moreover Hebburn Metro Station for onward journeys to Newcastle City Centre, South Shields and connections to Sunderland. Road links to A1, A19 to the Sourth and Tyne tunnel to much of the North East.

This property has been fully refurbished to a high standard.

Briefly comprising of; Entrance/Hallway, Lounge, Dining Room, Kitchen whilst to the first floor lies Three Good Size Bedrooms and the Family Bathroom. Externally to the front lies a private low maintenance garden and gated access to rear. To the rear there is a private fenced low maintenance garden, gated access to the rear lane.

Properties in this area and specification are extremely popular and early viewing is high recommended.

To arrange a viewing please call: Pattinson Jarrow 0191 489 7431 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: £1,032.00

Rent: £895 pcm

Property Type: Terraced House

Parking: On Street

Heating: Gas

Entrance/Hallway

3.70m x 1.80m (12'1" x 5'10")

UPVC part glazed door leading to entrance, stairs to first floor, recess lighting, gas central heating radiator, built in storage, ceramic tile flooring, doors to;

Entrance/Hallway (Additional)

Lounge

3.60m x 4.00m (11'9" x 13'1")

Double glazed bay window to front aspect, gas fire with feature surround, recess lighting, gas central radiator, laminate flooring, opening to Dining Room;



Lounge (Additional)

Dining Room

2.90m x 2.80m (9'6" x 9'2")

Double glazed window to rear aspect, recess lighting, gas central heating radiator, laminate flooring;



Kitchen

3.50m x 3.00m (11'5" x 9'10")

A range of wall and base units with contrasting roll top work surfaces, stainless steel sink with mixer tap over, tiled splashbacks, electric oven, electric hob with extractor over, plumbing for washing machine, space for fridge freezer, recess lighting, gas central heating radiator, ceramic tiled flooring, double glaze window to rear aspect, UPVC part glazed door leading to garden, door to;

Kitchen (Additional)



First Floor Landing

2.70m x 1.90m (8'10" x 6'2")

Double glazed aspect to side aspect, doors to;

Bedroom One

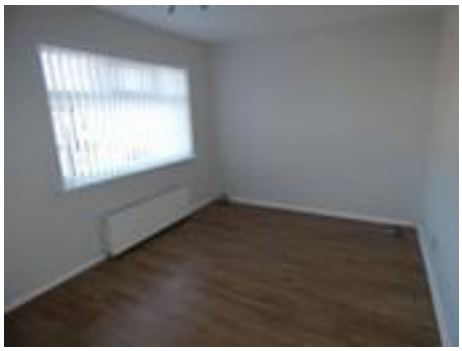
3.50m x 3.90m (11'5" x 12'9")

Double glazed window to front aspect, gas central heating radiator, built in storage, laminate flooring;

Bedroom Two

3.90m x 2.80m (12'9" x 9'2")

Double glazed window to rear aspect, gas central heating radiator, built in storage, laminate flooring;



Bedroom Three

2.60m x 2.70m (8'6" x 8'10")

Double glazed window to front aspect, gas central heating radiator, built in storage, laminate flooring;



Family Bathroom

1.50m x 2.40m (4'11" x 7'10")

A suite comprising; Pedestal hand wash basin, W/C with enclosed cistern, bath with mains shower over, loft access, ceramic tile flooring, dual aspect double glazed windows to side and rear aspect;



Family Bathroom (Additional)



External Front

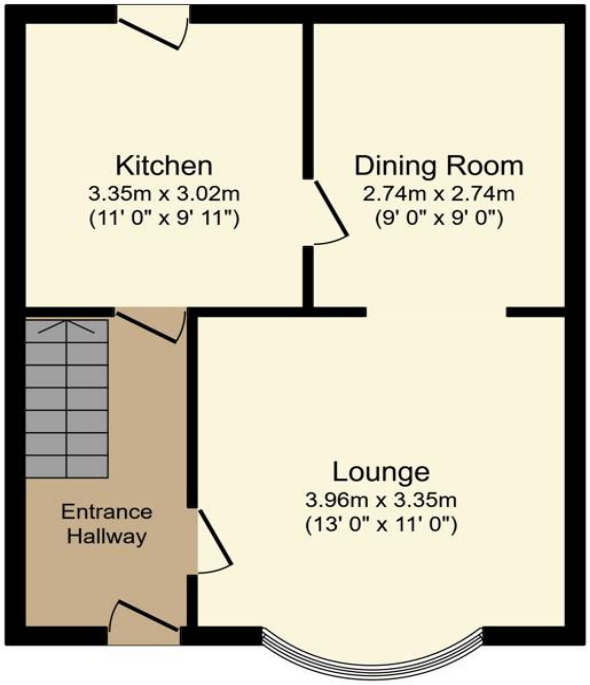
Private enclosed lawned garden, block paved path, well maintained lawn, gated access to rear aspect;



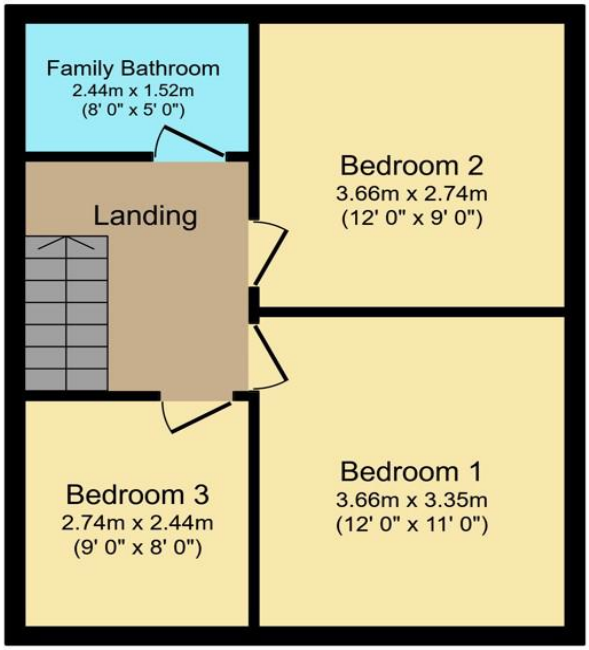
External Rear

Private enclosed lawned garden, paved patio area, gated access to front aspect;





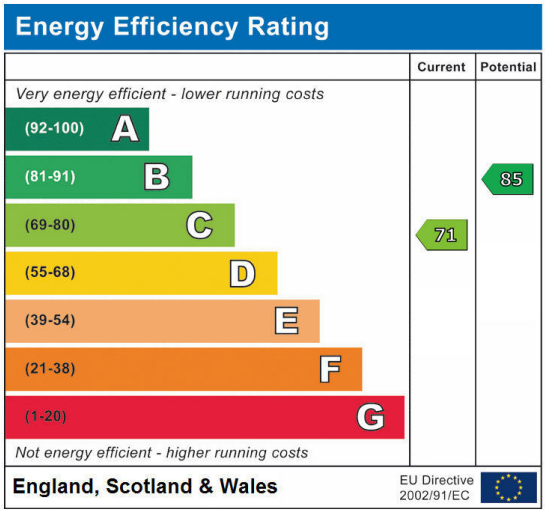
Ground Floor
Floor area 42.5 sq. m. (457 sq. ft.) approx



First Floor
Floor area 41.7 sq. m. (449 sq. ft.) approx

Total floor area 84.2 sq. m. (906 sq. ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Hollyhock, Hebburn, Tyne and Wear, NE31 2PT

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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