

**To rent**

2 bed terraced house to rent in

Glebe Road, Forest Hall, Newcastle upon Tyne, Tyne and Wear, NE12 7NA

£950 pcm

 x 2  x 1  x 1

Off Street parking

Unfurnished

Property features

- ✓ Newly refurbished
- ✓ Sought after location
- ✓ EPC Rating C
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Donna Briggs
Branch Manager
Forest Hall

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forest.hall@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

**** REFURBISHED HOUSE **** TWO DOUBLE BEDROOMS

PATTINSONS are delighted to welcome to the market this fully refurbished mid terrace house situated on the popular Glebe Road, Forest Hall. Ideally located close to the Village of Forest Hall which incorporates a range of shops, takeaways and Doctors Surgery, it also has great road and transport links to Newcastle city centre and all other surrounding areas.

The property is available now and has been renovated to a high standard throughout to include, windows, kitchen, bathroom, heating system and carpets, the internal accommodation briefly comprises:- Entrance hallway, open plan lounge/diner/kitchen and bathroom/WC. To the first floor there are two double bedrooms and WC. Externally the property has a lawned garden with raised decked patio area and a storage shed.

Council Tax Band: A

For further information or to arrange a viewing please contact: forest.hall@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: £925.00

Rent: £950 pcm

Property Type: Terraced House

Parking: Off Street

Heating: Gas

External

Block paved driveway to front.



Entrance Hallway

Entrance door leading to hallway with laminate flooring, central heating radiator and carpeted stairs to first floor.



Open Plan Lounge Kitchen Diner

5.67m x 5.23m (18'7" x 17'1")

Double glazed window to front and rear elevations and door leading to rear garden. Lounge has laminate flooring and central heating radiator. Kitchen is newly fitted with a modern range or white wall and base units with roll top work surfaces and tiled splashbacks. Integrated electric oven hob and black extractor hood and black sink unit and drainer.



Lounge Area



Kitchen

Bathroom/WC

Two Double glazed windows. Newly fitted white suite comprising of: Panelled bath with shower over, back to wall WC and wash hand basin on vanity unit. Storage cupboard housing central heating boiler and separate space for washing machine and tumble dryer. Laminate flooring and central heating radiator.



Landing

Carpeted flooring.

Upstairs WC

Double glazed frosted window. WC fitted with wash hand basin and tiled flooring.



Bedroom One

4.34m x 2.90m (14'2" x 9'6")

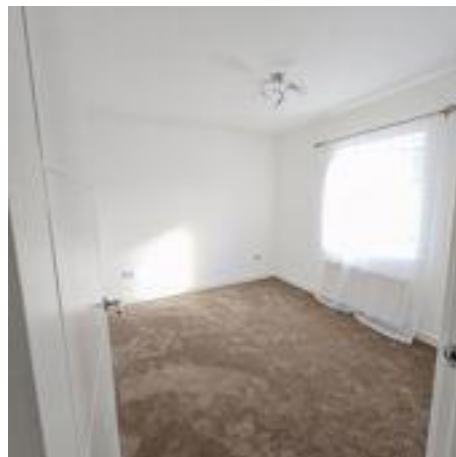
Double glazed window to front elevation, storage cupboard, central heating radiator and carpeted flooring.



Bedroom Two

3.34m x 2.81m (10'11" x 9'2")

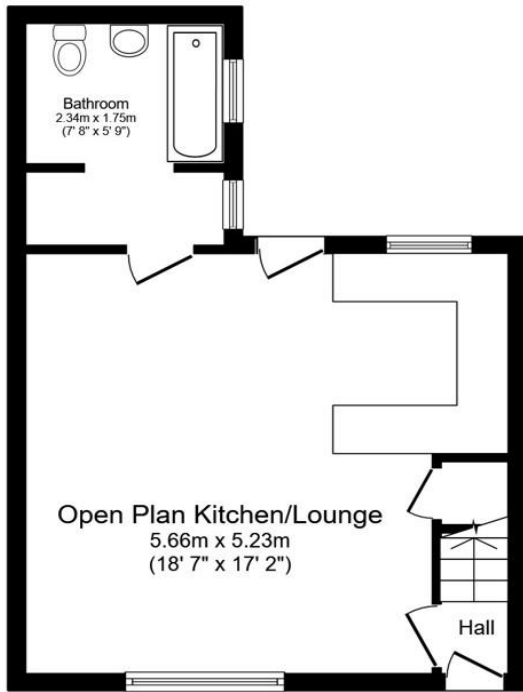
Double glazed window to rear elevation, central heating radiator and carpeted flooring.



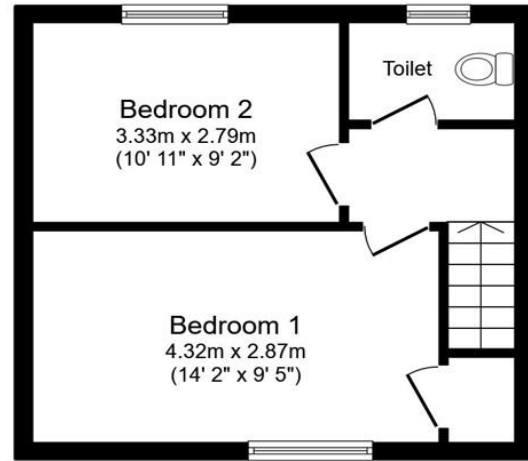
Rear Garden

Lawned with raised decked patio area and storage shed.





Ground Floor



First Floor

Total floor area 66.0 sq.m. (710 sq.ft.) approx

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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

17a Station Road North, Forest Hall, Newcastle Upon Tyne, Tyne & Wear, NE12 7AR, Tel: 0191 2150677, forest.hall@pattinson.co.uk, www.pattinson.co.uk

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RICS

Client Money Protection

