



## 2 bed terraced house to rent in

Tenth Street, Blackhall Colliery,  
Hartlepool, Durham, TS27 4LY

# £475 pcm

 x 2  x 1  x 2

On Street parking

Unfurnished

## Property features

- ✓ Two double bedrooms
- ✓ Available now
- ✓ Terraced property
- ✓ Gas central heated
- ✓ EPC Rating C

## Key Information

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

## Arrange a viewing

Claire Nasir  
Senior Manager  
Peterlee

0191 5183521  
peterlee@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

New to the rentals market is this two bedroom terraced property situated on Tenth Street in Blackhall, County Durham.

Briefly comprising of: lounge, dining room, kitchen, tow bedrooms and a family bathroom. Externally, the property benefits from an enclosed rear yard and on street parking.

To arrange your internal viewing, call our Peterlee office on: 0191 5183521.

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: £575.00

Length of Tenancy: 6 month

Rent: £475 pcm

Property Type: Terraced House

USPs: Allows children, Allows pets

Parking: On Street

Heating: Gas

## Living Room/ dining room

4.10m x 4.20m (13'5" x 13'9")

With a double glazed window to front aspect and double glazed French doors to the rear aspect. With laminate flooring, TV point and double panelled radiator.



## Kitchen

3.20m x 2.00m (10'5" x 6'6")

The kitchen is fitted with a range of wall and base units, with roll top work surfaces and sink and drainer unit. With plumbing for a washing machine, electric cooker point, tiled flooring and two double glazed windows to the rear aspect.



## Family Bathroom

The family bathroom is fitted with a three piece suite comprising of: low level WC, panelled bath and a wash hand basin. With tiled flooring, double panelled radiator and a double glazed window to the rear.



## Bedroom One

4.10m x 3.10m (13'5" x 10'2")

With a double glazed window to the front aspect of the property, laminate flooring, built in storage.



## Bedroom Two

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

With a double glazed window to the rear aspect, laminate flooring, and built in storage cupboard housing the boiler.



## External

With an enclosed yard to the rear.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 70      | 76                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

Tenth Street, Blackhall Colliery, Hartlepool, Durham, TS27 4LY

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

**2 Yoden Way, Peterlee, County Durham, SR8 1BP, Tel: 0191 5183521, [peterlee@pattinson.co.uk](mailto:peterlee@pattinson.co.uk), [www.pattinson.co.uk](http://www.pattinson.co.uk)**

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