



2 bed terraced house to rent in

Sycamore Street, Ashington, Ashington,
Northumberland, NE63 0HJ

£575 pcm

H x 2 **D** x 1 **B** x 1

On Street parking

Unfurnished

Property features

- ✓ Two Bedrooms
- ✓ Terrace House
- ✓ D/G & GCH
- ✓ Enclosed Garden to Front
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Garreth Young
Branch Manager
Ashington

01670 568096
ashington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

****WELL PRESENTED - TWO BEDROOM TERRACE HOUSE****

Located at Sycamore Street in Ashington, close to the town centre and all it's amenities. Benefitting from GCH via combi boiler and double glazing the property briefly comprises: spacious lounge with stairs to first floor, fitted kitchen and ground floor bathroom.

To the first floor there are 2 bedrooms.

Externally there is off street parking to the rear and an enclosed low maintenance garden to the front.

EPC: C

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: £650.00

Rent: £575 pcm

Property Type: Terraced House

Parking: On Street

Heating: Gas

Living Room



Kitchen



Bathroom



Bedroom 1

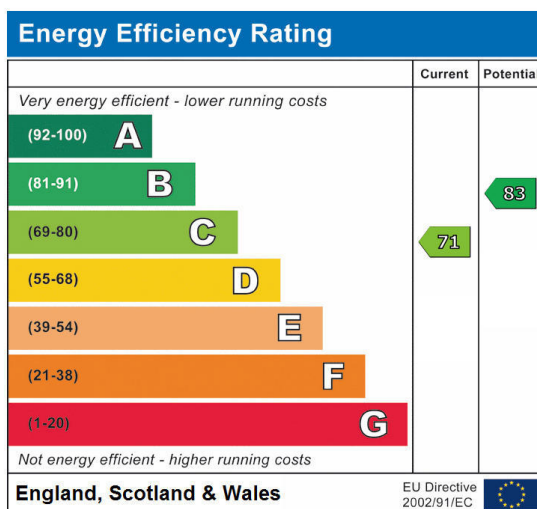


Bedroom 2



Front Garden





Sycamore Street, Ashington, Ashington, Northumberland, NE63 0HJ

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

95 Station Road, Ashington, Northumberland, NE63 8RS, Tel: 01670 568096, ashington@pattinson.co.uk, www.pattinson.co.uk

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