

2 bed semi-detached house to rent in DH6

Luke Terrace, Wheatley Hill, Durham, Durham, DH6 3RY

£625 pcm

x 2 x 1 x 1

Allocated parking

Unfurnished

Property features

- 2 Double Bedrooms
- Driveway
- Rear garden
- EPC Rating D

Key Information

- Council Tax: Band A
- EPC Rating: D
- Heating supply: Gas

Arrange a viewing

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Branch Manager
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- Flexible viewing slots
- Accompanied viewings

Description

Pattinson's Estate agents are pleased to welcome for rent this two double bedroom semi detached home based in the quiet scenic Durham village of Wheatley Hill, Modest in size, featuring paved off street parking for 2 vehicles, laminate flooring, a fitted kitchen and downstairs bathroom that has a curved corner bath as part of the three piece suite.The main bedroom is carpeted, front facing with fitted wardrobes and second bedroom rear facing with laminate flooring and fitted wardrobes.

In brief this property consists of, Entrance / Hallway, living room and, kitchen, ground floor bathroom. To the first floor there are two double bedrooms.

Externally the property benefits from a paved multi car driveway and private rear back garden

To book a viewing call the Peterlee office on 0191 518 3521

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: £600.00

Rent: £625 pcm

Property Type: Semi-detached house

USPs: Allows smokers

Parking: Allocated

Heating: Gas

External



Living Room



Kitchen



Bathroom



Bedroom 1



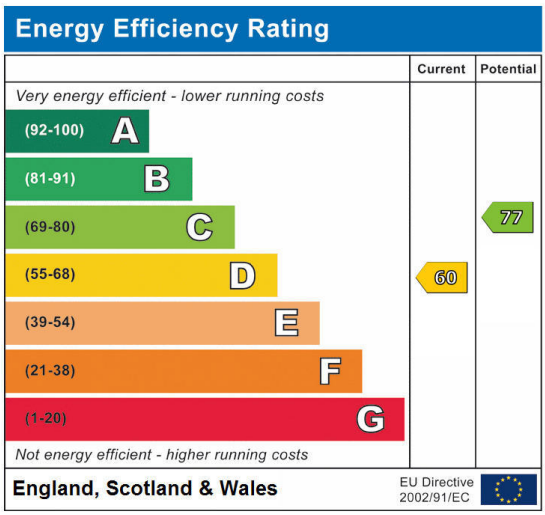
Bedroom 2





Total floor area 51.8 m² (558 sq.ft.) approx

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



Luke Terrace, Wheatley Hill, Durham, Durham, DH6 3RY

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

105 Gilesgate, Durham City, County Durham, DH1 1JA, Tel: 0191 3832133, durham@pattinson.co.uk, www.pattinson.co.uk

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