



3 bed bungalow to rent in TS4

Highfield Road, Middlesbrough,
Middlesbrough, North Yorkshire, TS4 2QN

£850 pcm

 x3  x1  x1

Driveway & Garage parking

Property features

- ✓ THREE DOUBLE BEDROOMS
- ✓ LARGE DRIVEWAY & GARAGE
- ✓ NEW CONTEMPORARY KITCHEN AND SHOWER ROOM
- ✓ ENCLOSED REAR GARDEN
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

Arrange a viewing

Melanie Devine
Branch Manager
Stockton On Tees

01642 210132
stockton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

New to the market is this stylish, fully renovated three double bedroom bungalow located on Highfield Road in the Longlands area of Middlesbrough. Located just minutes from James Cook University Hospital and both major, local and public transport links this property is an excellent choice for professionals looking for a short commute to work. This property has been FULLY renovated including a contemporary NEW Kitchen, a modern shower room, new carpets and has been tastfully decorated throughout. Internally the property comprises of an open plan Kitchen Diner, Living Room, three double Bedrooms and a shower room. Externally the property benefits from a large driveway, a single detached garage and an enclosed rear garden with patio area.

UNFURNISHED

AVAILABLE NOW

EPC RATING D

COUNCIL TAX BAND B

GUARANTOR REQUIRED

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: B

Deposit: £980.00

Rent: £850 pcm

Property Type: Bungalow

USPs: Garden, Retirement property

Parking: Driveway & Garage

Heating: Gas



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Highfield Road, Middlesbrough, Middlesbrough, North Yorkshire, TS4 2QN

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

20 Bishop Street, Stockton, Cleveland, TS18 1SY, Tel: 01642 210132, stockton@pattinson.co.uk, www.pattinson.co.uk

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