

**To rent**

2 bed upper flat to rent in NE32

Wilberforce Street, Jarrow, Tyne and Wear,
NE32 3AR

£625 pcm

 x2  x1  x1

On Street parking

Unfurnished

Property features

- ✓ TWO BEDROOM UPPER FLAT
- ✓ SPACIOUS LOUNGE
- ✓ MODERN FITTED KITCHEN / FAMILY BATHROOM
- ✓ PRIVATE REAR COURT YARD
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Arrange a viewing

Jason Olley
Branch Manager
Jarrow

0191 4897431
jarrow@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents welcome to the Rental Market this spacious TWO BEDROOM upper floor flat located on Wilberforce Street, Jarrow.

Located in the heart of Jarrow Town Centre, the property is within walking distance of local amenities including Jarrow Viking Shopping Centre and excellent local transport links including Jarrow Bus & Metro Interchange for direct travel to Newcastle City Centre, South Shields and connections to Sunderland City Centre & the coast. Extra travel links are nearby with easy access to the Tyne Tunnel, A19 to the South & Pedestrian Tunnel for travel to much more of the North East.

Briefly comprising of; Entrance/Hallway, First floor landing, Two Bedroom, Family Bathroom leading to the Lounge and the Kitchen beyond. To the rear lies a private walled Court Yard with gated access to rear.

Properties to let in this location are extremely popular and an early viewing is advised.

Call Pattinson Jarrow on 0191 4897431 or email jarrow@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: £650.00

Length of Tenancy: 6 months

Rent: £625 pcm

Property Type: Upper Flat

USPs: Allows children, Allows pets

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

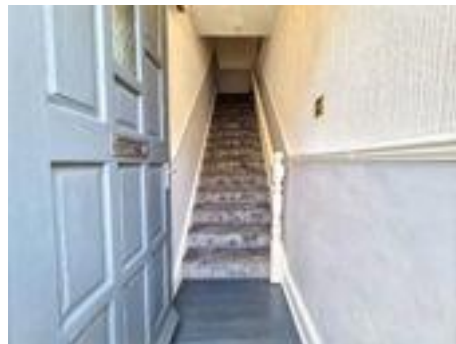
Air conditioning: No

External Front



Entrance/Hallway

Hardwood part glazed door leading to entrance, stairs to first floor;



First Floor Landing

Loft access, doors to;



Bedroom One

4.30m x 4.36m (14'1" x 14'3")

Double glazed window to front aspect, gas central heating radiator;



Bedroom Two

2.23m x 3.16m (7'3" x 10'4")

Double glazed window to rear aspect, gas central heating radiator;



Lounge

4.43m x 4.36m (14'6" x 14'3")

Double glazed window to rear aspect, gas central heating radiator, feature fire surround with marble hearth, door to;



Lounge.



Kitchen

3.60m x 2.24m (11'9" x 7'4")

A range of wall and base units with contrasting work surfaces, stainless steel sink with mixer tap over, free standing gas cooker, plumbing for washing machine, fridge freezer, gas central heating radiator, combi boiler, vinyl flooring, double glazed window to side aspect, door leading to rear staircase;



Kitchen.



Kitchen..



Family Bathroom

3.15m x 2.20m (10'4" x 7'2")

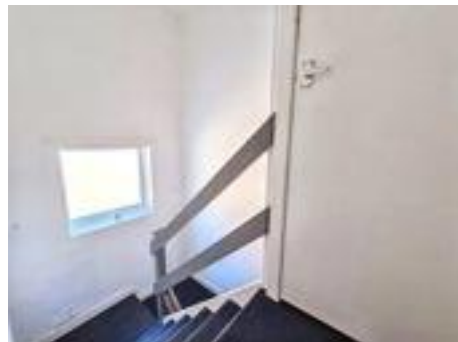
A suite comprising; Bath with electric shower over, pedestal wash hand basin, w/c, part tiled walls, built in storage, gas central heating radiators, vinyl flooring, double glazed window rear aspect;



Rear Hallway

1.79m x 2.90m (5'10" x 9'6")

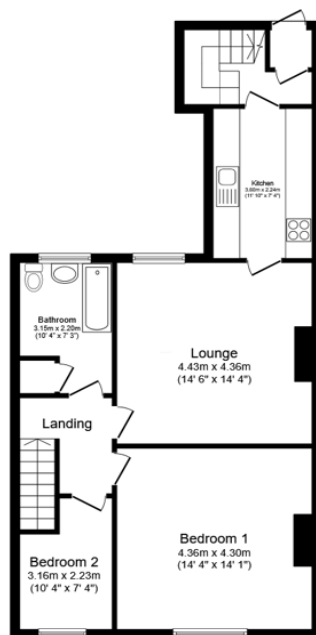
Built in storage, double glazed window to side aspect, door to Court Yard;



External Rear

Private enclosed walled Court Yard, gated access to rear lane;



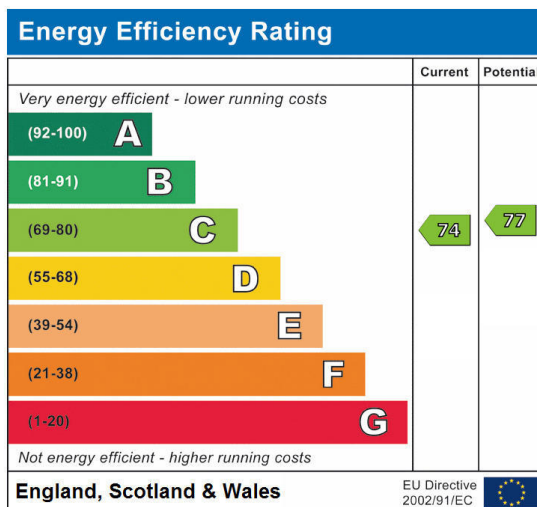


Floor Plan

Floor area 72.2 sq.m. (777 sq.ft.)

Total floor area: 72.2 sq.m. (777 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Wilberforce Street, Jarrow, Tyne and Wear, NE32 3AR

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

67 Ellison Street, Jarrow, South Tyneside, Tyne & Wear, NE32 3JU, Tel: 0191 4897431, jarrow@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



RICS

Client Money Protection

