



## 2 bed semi-detached house to rent in NE42

The Waggonway, -, Prudhoe, Northumberland, NE42 5QN

# £895 pcm

H x2 D x1 B x1

Driveway & Garage parking

## Property features

- ✓ Available start of October
- ✓ Two-bedroom semi-detached
- ✓ Driveway and Garage
- ✓ Popular residential location on the Castlefields estate
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: **Band B**
- ✓ EPC Rating: **C**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Mobile signal: **Good**

## Arrange a viewing

Lucy Sage  
Branch Manager  
Hexham

01434 605376  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Situated within the highly sought-after Castlefields development in Prudhoe, this well-presented two-bedroom semi-detached home offers comfortable accommodation in a convenient residential location.

The property briefly comprises an entrance porch leading into a spacious and bright living room, with a fitted kitchen to the rear providing access to the enclosed garden. To the first floor are two well-proportioned bedrooms and a modern shower room.

Externally, the property benefits from an enclosed rear garden, ideal for enjoying the warmer months, together with a private driveway providing off-road parking and a single garage offering additional storage.

Ideally positioned close to local amenities, schools, transport links and Prudhoe town centre, the property also offers excellent access to the A69 for commuting to Newcastle, Hexham and surrounding areas.

This attractive home is ideally suited to professionals, couples or small families seeking a well-located property in a popular residential area.

For further information or to arrange a viewing, please contact us today.

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: £1,032.69

Rent: £895 pcm

Property Type: Semi-detached house

Parking: Driveway & Garage

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

## Living Room

Spacious living room with ample space for dining area and excellent natural lighting.



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## Kitchen

Stylish modern kitchen, complete with fitted units, integrated electric oven and hob, extractor fan, stainless steel double sink and plenty of surface space.



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## Master Bedroom

Generously proportioned double bedroom positioned to the rear of the property. Featuring fitted wardrobes.



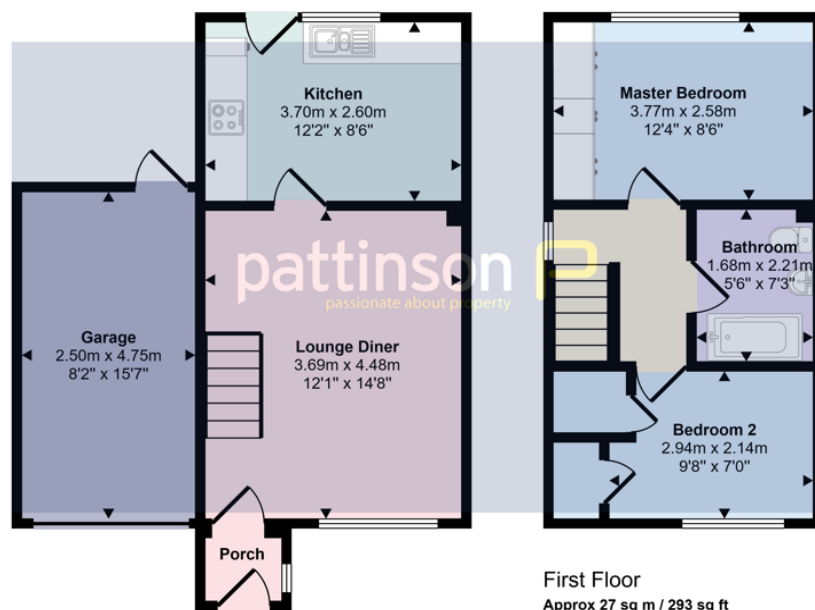
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## Second Bedroom

Double bedroom to the front of the property, benefiting from built in storage and excellent natural light.

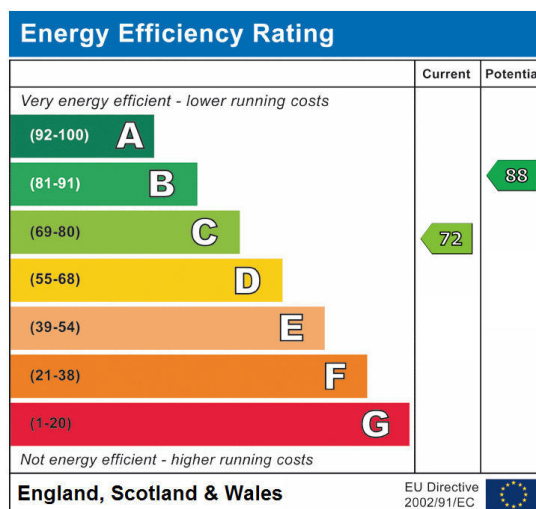


Approx Gross Internal Area  
68 sq m / 730 sq ft



**Ground Floor**  
Approx 41 sq m / 438 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



The Waggonway, -, Prudhoe, Northumberland, NE42 5QN

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

**15 Priestpopple, Hexham, Northumberland, Tyne & Wear, NE46 1PH, Tel: 01434 605376,  
hexham@pattinson.co.uk, www.pattinson.co.uk**

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