



2 bed flat to rent in NE10

Woodgate Lane, Bill Quay, Gateshead,
Tyne and Wear, NE10 0TD

£795 pcm

 x 2  x 1  x 1

Driveway parking

Unfurnished

Property features

- ✓ TWO BEDROOM LOWER FLAT
- ✓ RECENTLY RENOVATED
- ✓ MODERN FITTED KITCHEN/DINER WITH INTEGRATED APPLIANCES
- ✓ NEWLY INSTALLED BATHROOM
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

Arrange a viewing

Jason Olley
Branch Manager
Jarrow

0191 4897431
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents welcome to the rental market this two bedroom lower flat located on the popular Woodgate Lane, Bill Quay.

Recently renovated to a wonderful standard, this spacious lower flat is ideally located for local amenities with Pelaw High Street & Hebburn Shopping Centre just a short journey, along with excellent public transport links from Pelaw Metro Station for direct travel to Newcastle City Centre, Sunderland City Centre & South Shields. Local road links make travel easy via the A1, A19 & Tyne Tunnel.

Briefly comprises; Entrance, Hallway, Bedroom Two, Lounge, Bathroom, Bedroom One & the Kitchen/Diner. Externally to the front is a paved driveway with parking for one vehicle and to the rear an enclosed Garden with lawn & patio area.

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: £917.31

Rent: £795 pcm

Property Type: Flat

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

External Front

Gated access to rear aspect, block paved driveway leading to Entrance,



Entrance/Hallway

3.56m x 0.78m (11'8" x 2'6")

Wooden part glazed door leading to Entrance, gas central heating radiator, built in storage, LVT flooring;



Lounge

4.27m x 3.50m (14'0" x 11'5")

Double glazed bay window to front aspect, gas central heating radiator, wall mounted electric fire;



Bedroom One

3.97m x 3.57m (13'0" x 11'8")

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



Bedroom Two

2.78m x 2.44m (9'1" x 8'0")

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



Kitchen/Diner

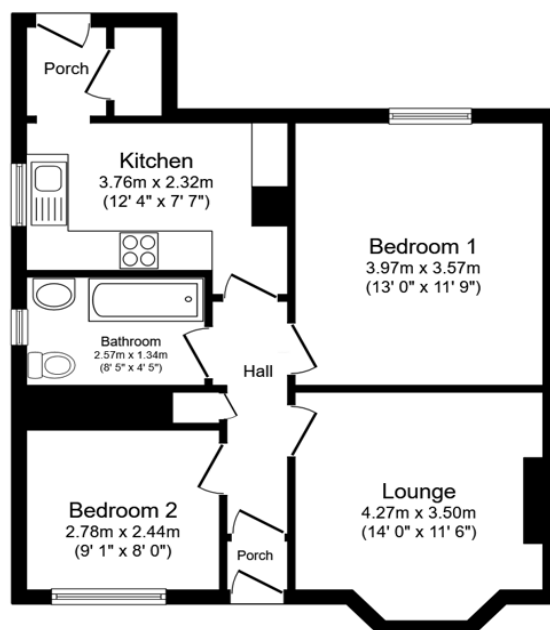
3.76m x 2.32m (12'4" x 7'7")

A range of wall and base units with contrasting work surfaces, composite sink with mixer tap over, integrated electric oven, electric induction hob with extractor over, integrated fridge freezer, plumbing for washing machine, tiled splashbacks, recess lighting, built in storage with combi boiler, gas central heating radiator, double glazed window to side aspect;



External Rear

Enclosed garden with lawn, paved patio area, gated access to front aspect; (Image to follow).



Floor Plan

Floor area 56.5 sq.m. (608 sq.ft.)

Total floor area: 56.5 sq.m. (608 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	69	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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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

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