



2 bed semi-detached house to rent in DH4

Rainton View, West Rainton, Houghton Le Spring, Durham, DH4 6RT

£650 pcm

 x2  x1  x1

Property features

 EPC Rating C

On Street parking

Unfurnished

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

Arrange a viewing

Susan Davison
Branch Manager
Houghton

0191 5120933
houghton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

****SEMI-DETACHED FAMILY HOME**TWO BEDROOMS**UTILTIY ROOM**FRONT & REAR GARDEN**POPULAR LOCATION****

Pattinson Estate Agents are delighted to welcome to the rental market the 2 bed home, situated on Rainton View, which is at the heart of West Rainton. Perfectly positioned within close proximity to West Rainton Primary School, local amenities, good public transport

and great major road links via the A690.

This well presented property briefly comprising of: Entrance/porch and hall, lounge, kitchen and utility room. To the first floor there are two double bedrooms and a bathroom. Externally, there are gardens to the front and rear.

Early viewings come highly recommended to appreciate the location and standard of this property, please call our Houghton branch to arrange a viewing.

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: £675.00

Rent: £650 pcm

Property Type: Semi-detached house

USPs: Garden, Allows smokers

Parking: On Street

Heating: Gas

Entrance/Porch

Property entrance leading to the porch, which has carpet flooring. The porch also gives access to the hallway.

Hallway

The hallway has laminate flooring, radiator and under stair cupboard. The hall also provides access to the lounge, kitchen and first floor staircase,.

Lounge

4.40m x 3.50m (14'5" x 11'5")

Spacious lounge with carpet flooring, feature electric fireplace, radiator and two double glazed windows.



Kitchen

2.90m x 2.50m (9'6" x 8'2")

Fitted kitchen benefiting from a range of upper and lower units with contrasting worksurfaces, stainless steel sink unit and an integrated oven with hob. Vinyl flooring, part tiled walls, radiator and a double glazed window.



Utility

2.00m x 1.20m (6'6" x 3'11")

Vinyl flooring throughout with tiled wall feature to the perimeter of the lower half of the room. Fitted wall units and work surface opposite. Double glazed window and access to the side exterior to the right.



Bedroom One

4.50m x 2.80m (14'9" x 9'2")

Double bedroom with carpet flooring, storage cupboard, radiator and a double glazed window.



Bedroom Two

3.20m x 3.20m (10'5" x 10'5")

Double bedroom with carpet flooring, radiator and a double glazed window.



Bathroom

Double bedroom with carpet flooring, radiator and a double glazed window.

External

Low maintenance garden as gravelled for the most part with patio area. Bordered with a high wooden fence to the far side and high hedges along the immediate right which meet in the far right corner.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	69	
(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

Rainton View, West Rainton, Houghton Le Spring, Durham, DH4 6RT

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

14a Newbottle Street, Houghton Le Spring, Tyne and Wear, Tyne & Wear, DH4 4AB, Tel: 0191 5120933, houghton@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 firms employment has the authority to make or give any representation or warranty in respect of the property.



RICS

Client Money Protection

