



2 bed ground floor flat to rent in

North View Terrace, Gateshead, Tyne and Wear, NE10 0AU

£750 pcm

 x2  x1  x1

On Street parking

Unfurnished

Property features

- ✓ Lower Flat
- ✓ 2 Bedrooms
- ✓ Gas Central Heating
- ✓ UPVC Double Glazing
- ✓ EPC Rating D

Key Information

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

Arrange a viewing

Phil Whiteside
Branch Manager
Low Fell

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

This well presented ground floor flat, with two bedrooms available on an unfinished basis. Located within easy access of Gateshead, Newcastle City Centre and Low Fell. Features include UPVC double glazing, gas fired central heating system via combi boiler and a shared yard. The property briefly comprises of entrance hall, two bedrooms, lounge which leads off into the kitchen and bathroom. Ideally located a short distance from Felling metro, regular bus service and other local amenities.

To avoid disappointment please call our Low Fell branch on 0191 4878998 to book 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: £825.00

Length of Tenancy: 6

Rent: £750 pcm

Property Type: Ground floor flat

USPs: Allows children, Allows pets, Allows smokers

Parking: On Street

Heating: Gas

Entrance/Hall

UPVC double glazed door, under stairs storage, laminate flooring

Lounge

4.00m x 4.30m (13'1" x 14'1")

Built in storage cupboard leading to the alcove, UPVC double glazed window, laminate flooring, radiator.



Kitchen

3.00m x 1.90m (9'10" x 6'2")

Fitted white wall based units, built in electric oven, electric hob overhead extractor fan, space for automatic washing machine, stainless steel sink and drainer with mixer taps, door opening to lobby leading into bathroom, UPVC double glazed window, chrome heated towel rail and tiled floor, UPVC double glazed door leading into rear yard.



Bathroom

3.00m x 1.60m (9'10" x 5'2")

White three piece suite comprising of W/C, pedestal wash base, panel bath, mains fed shower with extractor, glazed shower screen, built in storage housing combi boiler, chrome heated towel rail, underfloor heating, UPVC double glazed window, tiled floors and tiled walls.



Bedroom 1

4.30m x 3.80m (14'1" x 12'5")

UPVC double glazed window, radiator, shelving units in alcove, electric fire set to a feature setting, laminate flooring



Bedroom 2

4.00m x 2.50m (13'1" x 8'2")

UPVC double glazed window, laminate flooring, radiator



Rear External

Shared yard





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			73
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

**425 Durham Road, Low Fell, Tyne & Wear, Gateshead, NE9 5AN, Tel: 0191 4878898,
low.fell@pattinson.co.uk, www.pattinson.co.uk**

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