

**To rent**

2 bed terraced house to rent in

Hylton Street, Grasswell, Houghton Le Spring, Tyne and Wear, DH4 4DP

£650 pcm

 x 2  x 1  x 1

On Street parking

Unfurnished

Property features

- ✓ End Of Terrace Family Home
- ✓ Two Double Bedrooms
- ✓ South Facing Rear Garden
- ✓ Popular Location
- ✓ EPC Rating D

Key Information

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

Arrange a viewing

Susan Davison
Branch Manager
Houghton

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

****END OF TERRACE FAMILY HOME**TWO DOUBLE BEDROOMS**SOUTH FACING REAR YARD**POPULAR AREA****

We are excited to welcome to the rental market this well presented two bedroom home situated in the popular area of Grasswell, Houghton Le Spring. Conveniently located within easy access to local shops, amenities with fantastic public transport and major road links via the A690. This property is also walking distance to Houghton Le Spring Town Centre and popular local schools, as well as being a short drive to Herrington Country Park, Sunderland and Durham City Centre's.

This well presented property is spacious throughout and briefly comprises of:-Entrance/hallway, lounge, kitchen/diner, utility room and three piece family bathroom. To the first floor lies two double bedrooms and externally there is a rear yard.

Early viewings come highly recommended to take advantage of the size, standard and location of this property. Please call our Houghton office 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: £725.00

Rent: £650 pcm

Property Type: Terraced House

USPs: Allows children, Allows pets

Parking: On Street

Heating: Gas

Entrance/Hallway

Property entrance leading to the hallway, which leads the lounge and first floor staircase.

Lounge

4.99m x 3.80m (16'4" x 12'5")

Spacious lounge with new carpet flooring, radiator and double glazed front aspect window.



Kitchen

3.33m x 2.71m (10'11" x 8'10")

Fitted kitchen benefitting from a range of upper and lower units with contrasting work surfaces and a stainless steel sink unit. Laminate flooring, tiled splash back, a radiator and a glazed rear aspect window.



Utility

1.93m x 2.07m (6'3" x 6'9")

The utility has plumbing for washing machine, space for a dryer, work tops, laminate flooring, tiled splash back, rear aspect window and door to the rear yard.



Bathroom

1.77m x 2.74m (5'9" x 8'11")

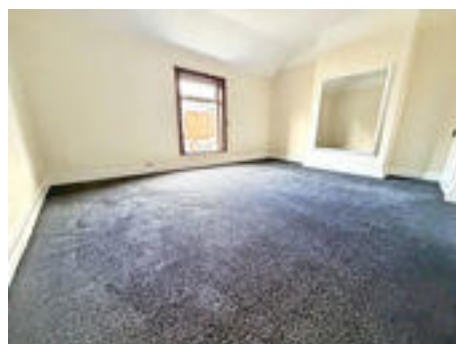
Three piece family bathroom benefitting from a panelled bath, hand wash basin and W.C. Laminate flooring, partly tiled walls, radiator and two double glazed rear aspect windows.



Bedroom One

3.80m x 4.85m (12'5" x 15'10")

Double bedroom with new carpet flooring, storage cupboard, radiator and double glazed front aspect window.



Bedroom Two

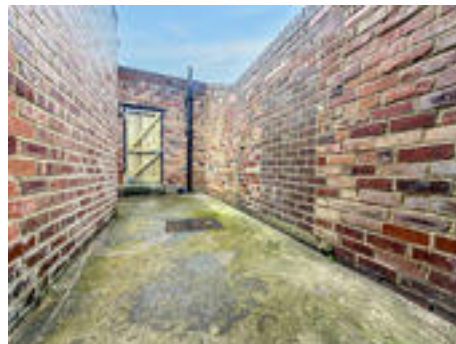
2.71m x 3.61m (8'10" x 11'10")

Double bedroom with new carpet flooring, radiator and double glazed rear aspect window.



External

External to the rear there South facing private yard.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Hylton Street, Grasswell, Houghton Le Spring, Tyne and Wear, DH4 4DP

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

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