



2 bed terraced house to rent in

Sycamore Street, Ashington,
Northumberland, NE63 0HJ

£625 pcm

 x2  x1  x1

On Street parking

Unfurnished

Property features

- ✓ Two Bedrooms
- ✓ Terrace House
- ✓ D/G & GCH
- ✓ Well Presented
- ✓ EPC Rating D

Key Information

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

Arrange a viewing

Garreth Young
Branch Manager
Ashington

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ashington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

END TERRACE HOUSE - TWO BEDROOMS - SPACIOUS LOUNGE/DINER - GARDEN - VIEW NOW

Pattinson Estate Agents welcome to the rental market this two bedroom end terraced house situated on Sycamore Street in the heart of Ashington, Northumberland. A central location close to local primary and secondary schools, shops, supermarkets, leisure facilities and travel links including the new train station. Warmed via gas central heating (combi boiler) and with Upvc double glazing, early viewings are essential to avoid disappointment.

Briefly comprising; entrance hallway, lounge/diner, kitchen, utility area and ground floor bathroom. To the first floor two bedrooms. Externally to the front a pleasant enclosed garden with secure gate and astro turf. To the rear on street with parking.

To arrange your viewing please contact our Ashington Team

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: £700.00

Length of Tenancy: 6 months

Rent: £625 pcm

Property Type: Terraced House

USPs: Allows children, Allows pets

Parking: On Street

Heating: Gas

Entrance Hallway

Via main access door to front, stairs to first floor.

Lounge/Diner

4.84m x 4.57m (15'10" x 14'11")

Window to front, feature fireplace and hearth, radiator.



Kitchen

3.76m x 2.96m (12'4" x 9'8")

Two windows and access door to rear. Fitted with a range of wood effect wall and base units with grey and white square edge worktops and matching tiled splashbacks, stainless steel sink and drainer, integrated electric oven and hob with extractor over, washing machine, ceramic flooring, radiator.



Bathroom

Frosted window to rear. Fitted with a three piece white suite comprising panelled bath with shower over, pedestal wash hand basin and w.c, part tiled walls, vinyl flooring, radiator.



Bedroom 1

4.85m x 2.97m (15'10" x 9'8")

Window to front, radiator.



Bedroom 2

3.86m x 2.86m (12'7" x 9'3")

Window to front, radiator.



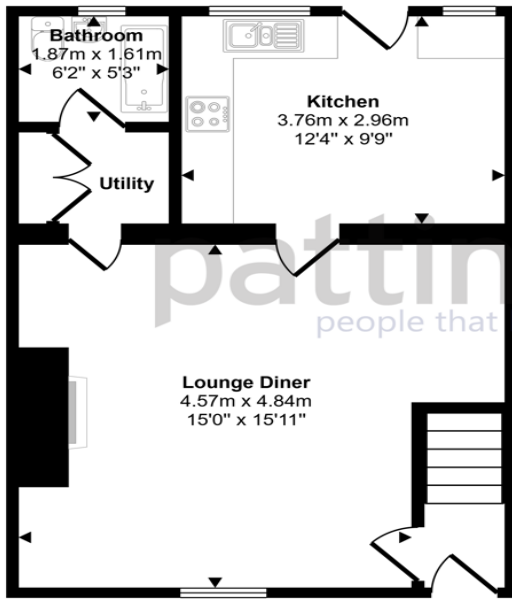
Garden



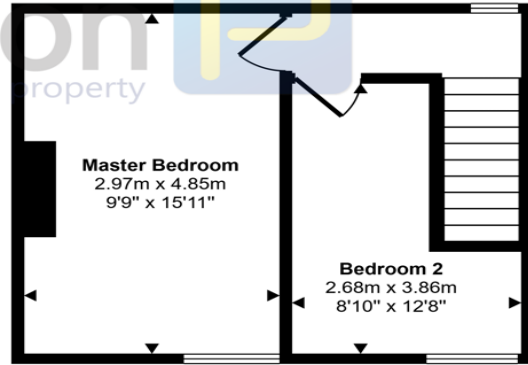
Rear External



Approx Gross Internal Area
75 sq m / 805 sq ft



Ground Floor
Approx 47 sq m / 503 sq ft



First Floor
Approx 28 sq m / 303 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(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	

Sycamore Street, Ashington, Northumberland, NE63 0HJ

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

95 Station Road, Ashington, Northumberland, NE63 8RS, Tel: 01670 568096, ashington@pattinson.co.uk, www.pattinson.co.uk

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