



### 3 bed terraced house to rent in

St. James Lane, Haltwhistle,  
Northumberland, NE49 0BX

## £800 pcm

H x3   D x1   B x1

On Street parking

Unfurnished

### Property features

- ✓ Town Centre Location
- ✓ Recently Renovated
- ✓ New Carpets
- ✓ On Street Parking
- ✓ EPC Rating D

## Key Information

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

## Arrange a viewing

Lucy Sage  
Branch Manager  
Hexham

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

THREE BEDROOMS | END OF TERRACE | TOWN CENTRE LOCATION

Pattinson welcome to the market this three bedroom, end of terrace property, located on St James Lane in Haltwhistle.

The property has been recently renovated, with a new fitted kitchen and bathroom installed, along with a full redecorate including flooring throughout. To the ground floor, the property comprises Kitchen and living room. To the first floor, there are three bedrooms, and the family bathroom. There is no external space with this property, and parking is on-street. The renovation has been carried out considerably, and with care and attention, and has been done to a high standard.

Haltwhistle has a wide range of shops to cater for all your daily needs. There are schools nearby, as well as a doctor, the local hospital, a library, two supermarkets and more. Haltwhistle is a well located town with excellent transport links. As well as being situated just off the main A69 trunk road there are regular bus and main line rail services allowing easy access to all major towns between Carlisle and Newcastle.

Early viewing is recommended. Please contact the Hexham Team 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: £920.00

Rent: £800 pcm

Property Type: Terraced House

USPs: Allows children, Allows pets

Parking: On Street

Heating: Gas

## Kitchen

4.52m x 3.50m (14'9" x 11'5")

Fully refurbished kitchen, with oven hob and extractor fan, as well as space for a dishwasher or washing machine.



## Living Room

4.81m x 6.02m (15'9" x 19'9")

Spacious living area, double window to the front, separate cupboard and stairs leading to the first floor.



## Bedroom One

4.84m x 4.65m (15'10" x 15'3")

Spacious master bedroom with room for furniture, cupboard housing the combi-boiler.



## Bedroom Two

2.41m x 3.60m (7'10" x 11'9")

Good sized second bedroom with space for a double bed.



## Bedroom Three

2.01m x 2.49m (6'7" x 8'2")

Comfortably fitting a single bed and furniture, or a small double.



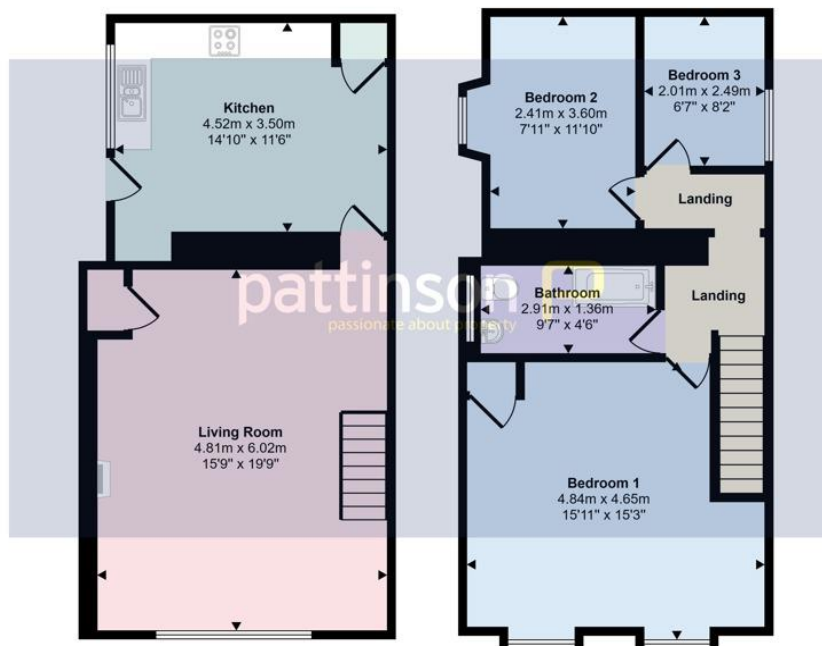
## Bathroom

*2.91m x 1.36m (9'6" x 4'5")*

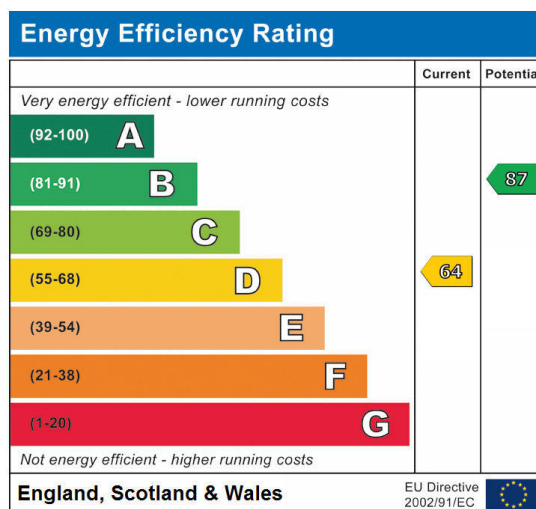
Modern family bathroom with mains-fed shower and heated towel rail.



Approx Gross Internal Area  
99 sq m / 1062 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.



St. James Lane, Haltwhistle, Northumberland, NE49 0BX

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

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hexham@pattinson.co.uk, www.pattinson.co.uk**

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