

2 bed apartment to rent in NE31

Howe Street, Hebburn, Tyne and Wear, NE31 2XH

£650 pcm

x 2 x 1 x 1

On Street parking

Unfurnished

Property features

- Ground Floor Apartment
- Two Bedrooms
- Spacious Throughout
- South/West Facing Yard
- EPC Rating D

Key Information

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

Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

Description

GROUND FLOOR APARTMENTTWO BEDROOMS**SPACIOUS LIVING AREA**SOUTH/WEST FACING REAR YARD**HIGHLY DESIRABLE AREA**

Pattinson Estate Agents are pleased to bring to the rental market this spacious ground floor apartment situated on the popular area of Howe Street, Hebburn. Perfectly positioned within close proximity to local shops and other amenities, excellent transport links and major road links via the A19. Also within walking distance to an array of high-regarded schools, as well as being a short drive to Viking Shopping Centre, Newcastle & Sunderland City Centres.

The property is situated on the first floor and is spacious throughout, briefly comprising:- Apartment entrance/hallway, spacious lounge, fitted kitchen, two bedrooms and a three piece bathroom. Externally to the rear there is South/West facing yard.

Early viewing comes highly recommended to appreciate the size and location of this apartment. Please call us 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: £801.92

Rent: £650 pcm

Property Type: Apartment

USPs: Allows smokers

Parking: On Street

Heating: Gas

Entrance/Hallway

Property entrance leading to the hallway, which gives access to the both bedrooms and the lounge.

Lounge

4.24m x 4.02m (13'10" x 13'2")

Spacious lounge with carpet flooring, a storage cupboard, two radiators and a double glazed window.



Kitchen

2.77m x 2.59m (9'1" x 8'5")

Fitted kitchen benefiting from a range of upper and lower units with contrasting worksurfaces, stainless steel sink unit, plumbing for a washing machine and an integrated oven with a hob. Vinyl flooring, tiled splash back, two double glazed windows and an external door leading to the rear garden.



Bedroom One

3.58m x 4.13m (11'8" x 13'6")

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



Bedroom Two

3.19m x 2.28m (10'5" x 7'5")

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



Bathroom

1.97m x 2.79m (6'5" x 9'1")

Three piece bathroom benefiting from a paneled bath, WC and hand wash basin with vanity cupboards. Vinyl flooring, part UPVC cladded walls, a radiator and two double glazed windows.

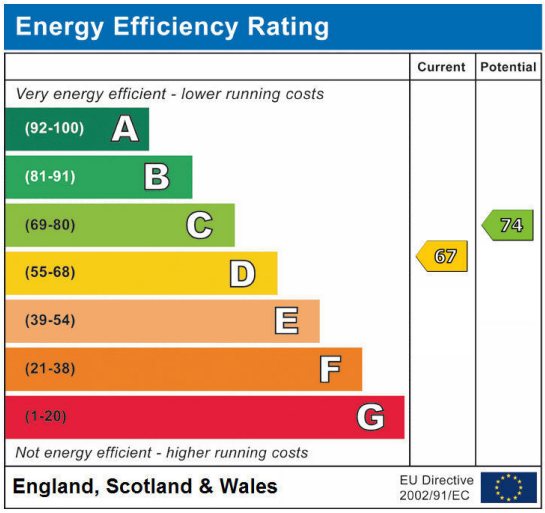


External

Externally, to the rear there is a South/West facing yard.







Howe Street, Hebburn, Tyne and Wear, NE31 2XH

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

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