



2 bed upper flat to rent in NE10

Duke Street, Pelaw, Gateshead, Tyne and Wear, NE10 0QQ

£675 pcm

 x2  x1  x1

On Street parking

Unfurnished

Property features

- ✓ Upper Flat
- ✓ Two bedrooms
- ✓ UPVC Double Glazing
- ✓ Utility Room
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Located close to local amenities and metro station for great public transport links, this well presents Two bedroom upper flat, with a great layout is available to rent on an unfurnished basis. Features include UPVC double glazing and gas central heating. The accommodation comprises of an entrance lobby with stairs to the first floor, lounge with fantastic period fireplace, kitchen with central island, two bedrooms, utility room and a bathroom. Yard to the rear.

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: £675 pcm

Property Type: Upper Flat

USPs: Allows children, Allows pets, Allows smokers

Parking: On Street

Heating: Gas

Entrance Lobby

Composite door, stairs to first floor landing



Lounge

3.60m x 4.20m (11'9" x 13'9")

UPVC double glazed window, radiator, period fire surround with cast iron fire and tiled inlay inset.



Kitchen

4.30m x 3.90m (14'1" x 12'9")

Fitted in a range of wall and base units with central island, stainless steel one and a half bowl sink and drainer, radiator, UPVC double glazed window.



Utility Room

2.60m x 2.40m (8'6" x 7'10")

Work top with storage units, space for automatic washing machine.



Bathroom

2.30m x 1.50m (7'6" x 4'11")

Three piece suite comprising of a shower cubicle with electric shower, pedestal wash basin with mixer tap, WC, UPVC double glazed window, radiator.



Bedroom One

2.70m x 2.80m (8'10" x 9'2")

UPVC double glazed window, radiator.



Bedroom Two

2.40m x 2.90m (7'10" x 9'6")

Radiator





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

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