



To rent

## 2 bed terraced house to rent in

Harbottle Court, Newcastle upon Tyne,  
Tyne and Wear, NE6 2AH

# £875 pcm

 x2  x1  x1

Driveway parking

Unfurnished

## Property features

- ✓ Driveway for Off Street Parking
- ✓ Ready Immediately
- ✓ Integrated Oven and Hob
- ✓ Gifted Washing Machine
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Arrange a viewing

Hayley McCormack  
Sales Negotiator  
Heaton

0191 2049601  
heaton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Available Immediately is this well presented two bedroom terraced ideally located close to all local amenities and transport links.

The property comprises; entrance porch leading to lounge and kitchen to the rear of the property with a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, stainless steel sink with mixer tap, tiled splashback, UPVC double glazed door leading to the rear garden, UPVC double glazed window and radiator. Lounge has stairs to the first floor. Two bedrooms and three piece bathroom/W.C. Loft is boarded for storage and has shelving for extra storage.

Externally to the rear is a private garden mainly decked with fenced boundaries.

The property benefits from gas central heating and UPVC double glazing.

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g2e883>

Please call our Heaton office for more information or to book your 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: £900.00

Length of Tenancy: 6 months

Rent: £875 pcm

Property Type: Terraced House

USPs: Allows children, Allows pets

Parking: Driveway

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: Other

Flood defences: Yes

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## External

To the front of the property is a driveway providing off street parking.



## Porch

1.42m x 1.60m (4'7" x 5'2")

Entrance Porch with UPVC external door and internal door leading to lounge. Stain glass window as main feature when entering the property.



## Living Room

4.38m x 3.61m (14'4" x 11'10")

Large living area with UPVC bay window to front. Leading to kitchen and rear of property. Stairs leading to upper level of property.



## Kitchen

3.60m x 2.10m (11'9" x 6'10")

With a good range of wall and base units, complimenting work surfaces, mixer tap, tiled splashback, integrated oven and hob, extractor fan, washer/dryer and fridge freezer. UPVC double glazed door to the rear garden. Radiator on external wall between kitchen and lounge.



## Bathroom

2.15m x 1.73m (7'0" x 5'8")

Fully tiled throughout with white 3 piece comprising with bath, overhead shower via mixer tap. UPVC window and a heated towel radiator.



## Master Bedroom

3.45m x 2.62m (11'3" x 8'7")

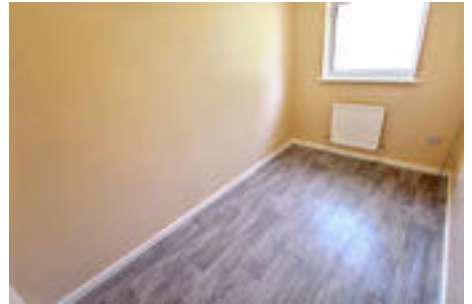
UPVC window and room to the front of property. There is built in storage and radiator.



## Bedroom 2

3.01m x 1.75m (9'10" x 5'8")

UPVC window and radiator. Room to rear of property.

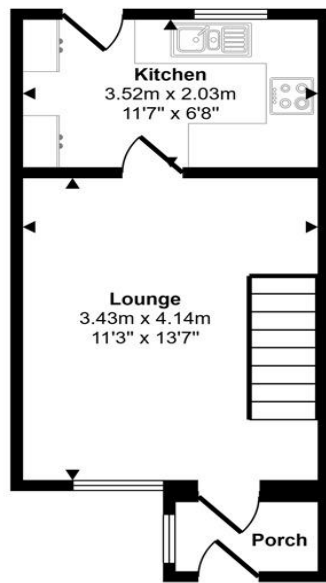


## Rear External

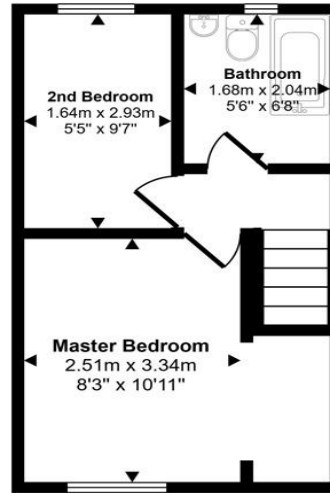
Rear decked and has shed for full usage



Approx Gross Internal Area  
47 sq m / 501 sq ft



Ground Floor  
Approx 24 sq m / 259 sq ft



First Floor  
Approx 22 sq m / 242 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) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Harbottle Court, Newcastle upon Tyne, Tyne and Wear, NE6 2AH

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

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