



2 bed terraced house to rent in

Thirsk Road, Kirklevington, Yarm, Durham,
TS15 9WE

£750 pcm

 x2  x2  x1

Allocated parking

Unfurnished

Property features

- ✓ Two Double Bedrooms
- ✓ Two En-Suite Shower Rooms
- ✓ Fitted Wardrobes In Both
- ✓ Popular Kirklevington Location
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Air Source Heat Pump

Arrange a viewing

Melanie Devine
Branch Manager
Stockton On Tees

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

A well-presented two-bedroom mid-terraced property situated within the highly sought-after village of Kirklevington, offering modern and spacious accommodation throughout.

The property briefly comprises an entrance hallway, a spacious lounge, a modern kitchen/dining area, and a convenient ground floor WC. To the first floor are two generous double bedrooms, both benefiting from fitted wardrobes and their own en-suite shower rooms.

Ideally suited to professionals, couples, or small families, the property is located within easy reach of Yarm High Street, excellent transport links, and a range of local amenities.

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: C

Deposit: £775.00

Rent: £750 pcm

Property Type: Terraced House

USPs: Allows children, Allows pets

Parking: Allocated

Heating: Air Source Heat Pump

Entrance



Lounge



Kitchen/Dining Room



Stairs to First Floor

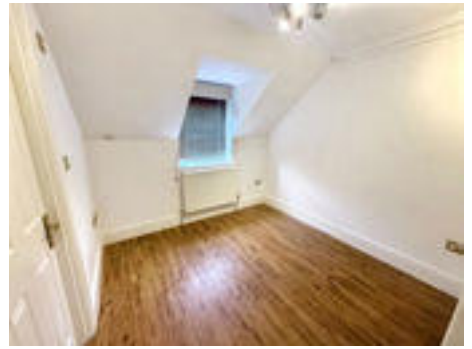
Bedroom One



Ensuite 1



Bedroom Two

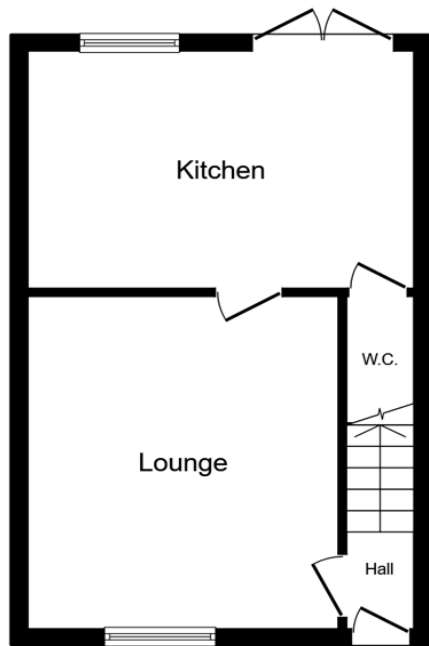


En-Suite 2

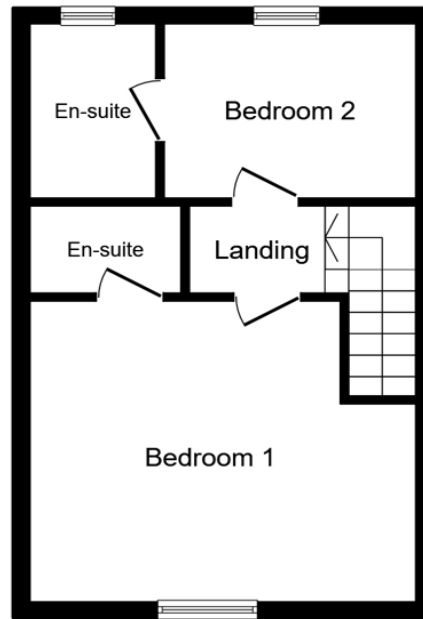


External





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			90
(69-80) C		75	
(55-68) D			
(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	

Thirsk Road, Kirklevington, Yarm, Durham, TS15 9WE

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

20 Bishop Street, Stockton, Cleveland, TS18 1SY, Tel: 01642 210132, stockton@pattinson.co.uk, www.pattinson.co.uk

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