



2 bed terraced house to rent in
Richmond Grove, North Shields, Tyne and
Wear, NE29 7QZ

£850 pcm

 x2  x1  x1

Off Street parking

Unfurnished

Property features

 EPC Rating C

Key Information

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

Arrange a viewing

Louise Tully
Branch Manager
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson welcome to the rental market this two bedroom, mid terrace house.

The property comprises: entrance hall, lounge, kitchen 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, space for appliances, UPVC double glazed window and radiator. To the first floor there are two bedrooms and bathroom/W.C.

Externally to the front is mainly laid to lawn with paved driveway providing off street parking and to the rear is a private garden which is mainly laid to artificial lawn with decked area and fenced boundaries. The property benefits from gas central heating and double glazing.

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: £875.00

Length of Tenancy: 6 months

Rent: £850 pcm

Property Type: Terraced House

USPs: Garden, Allows children, Allows pets

Parking: Off Street

Heating: Gas

Living Room

4.01m x 3.95m (13'1" x 12'11")

Double glazed window to the rear, double glazed french door leading to the conservatory, under stairs storage cupboard and radiator.



Kitchen

3.16m x 1.90m (10'4" x 6'2")

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, double glazed window.



Conservatory

3.34m x 3.11m (10'11" x 10'2")

To the rear of the property, double glazed French doors leading to the rear garden.



Bedroom 1

3.95m x 3.24m (12'11" x 10'7")

Double glazed window to the front, fitted wardrobes with sliding doors, built in storage cupboard and radiator.



Bedroom 2

3.40m x 2.36m (11'1" x 7'8")

Double glazed window to the rear and radiator.



Bathroom

2.42m x 1.49m (7'11" x 4'10")

White three piece bathroom suite comprising bath with shower over and glass screen, hand wash basin, low level WC, partially tiled walls, double glazed window and radiator.





| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | 73 | 79 |
| (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 | |

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

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