



To rent

3 bed semi-detached house to rent in NE32

Hylton Road, Jarrow, Tyne and Wear, NE32 5QX

£990 pcm

 x3  x2  x2

Driveway parking

Unfurnished

Property features

- ✓ SEMI DETACHED HOUSE
- ✓ BRIGHT AND AIRY LOUNGE/ DINER
- ✓ MODERN FITTED KITCHEN/ FAMILY BATHROOM
- ✓ GROUND AND FIRST FLOOR
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Arrange a viewing

Jason Olley
Branch Manager
Jarrow

0191 4897431
jarrow@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents welcome to the rental market this Three Bedroom Semi-Detached family home located on Hylton Road, Jarrow.

Nestled within the popular Primrose area, this immaculately presented, spacious home is ideal for family living, offering spacious and versatile accommodation for families, couples, and professionals alike.

The accommodation briefly comprises a welcoming open plan lounge / dining room, a newly installed well-appointed kitchen fitted with a range of contrasting wall and base units with Integrated appliances. To the first floor are three well-proportioned bedrooms, two of which benefit from fitted storage, together with a family bathroom featuring a white suite and shower over bath.

Externally, the property enjoys a generous double driveway providing ample off-street parking, along with a private enclosed rear garden incorporating a block-paved patio area and lawn, ideal for relaxing and outdoor entertaining. A further enclosed gravelled garden offers additional low-maintenance outdoor space.

Close by Monkton Dene Park, walking distance to local amenities including the Viking Shopping Centre Jarrow. Ideally situated for an array of schools likewise excellent local transport links from Jarrow Bus and Metro Interchange direct to Newcastle City Centre, South Shields and connections to Sunderland City Centre. Road links to A1, A19 to the South and the Tyne Tunnel to much of the North East.

To arrange a viewing call Pattinson Jarrow on 0191 489 7431 or email: jarrow@pattinson.co.uk

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: £1,015.00

Length of Tenancy: 6 months

Rent: £990 pcm

Property Type: Semi-detached house

USPs: Allows children, Allows pets

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

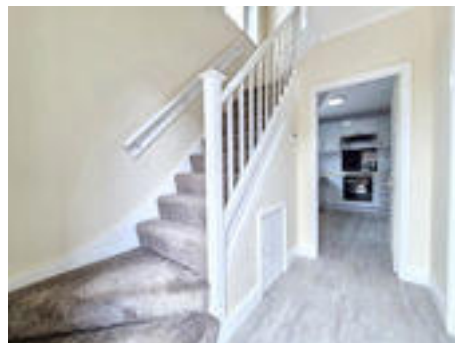
External Front

Private enclosed block paved garden, double driveway, lawn, gated access to side aspect leading to rear garden.

Entrance/Hallway

2.38m x 2.02m (7'9" x 6'7")

Composite part glazed door leading to entrance, gas central heating radiator, stairs leading to the first floor, LVT flooring;



Open Plan Lounge/Dining Room

6.10m x 3.87m (20'0" x 12'8")

Double glazed bay window to front aspect, gas central heating radiator, electric fire with feature surround, laminate flooring, french doors leading to garden to rear.



Open Plan Lounge / Dining Room.



Kitchen

3.66m x 3.00m (12'0" x 9'10")

A range of wall & base units with contrasting work surfaces with uprights, composite sink with mixer tap over, integrated electric oven, gas hob with extractor over, integrated fridge freezer and dishwasher, combi boiler, LVT flooring, double glazed window to side aspect;



Kitchen.



Utility

2.44m x 3.13m (8'0" x 10'3")

Double glazed window to side aspect, part glazed upvc door leading to garden, plumbing for washing machine, gas central heating radiator, roll top work surface, LVT flooring.



Ground Floor Cloak

1.54m x 1.17m (5'0" x 3'10")

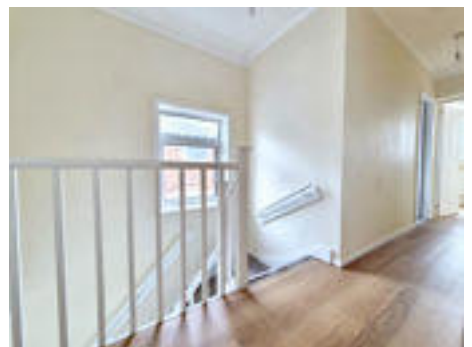
Double glazed to side aspect, gas central heating radiator, W/C with vanity wash hand basin, porcelain flooring.



First Floor Landing

5.22m x 2.20m (17'1" x 7'2")

Double glazed to side aspect, loft access, laminate flooring.



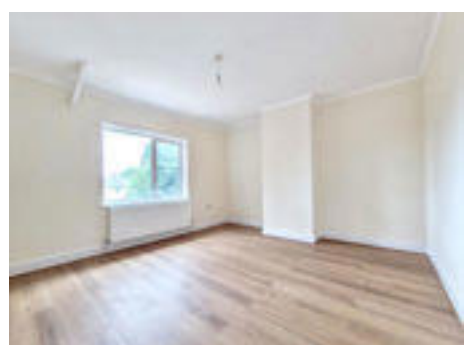
First Floor Cloak

Double glazed to front aspect, w/c with combination hand wash basin, porcelain flooring.

Bedroom One

3.63m x 3.64m (11'10" x 11'11")

Double glazed to rear aspect, gas central heating radiator, laminate flooring.



Bedroom Two

2.37m x 3.68m (7'9" x 12'0")

Double glazed to front aspect, gas central heating radiator, laminate flooring.

Bedroom Three

2.44m x 2.95m (8'0" x 9'8")

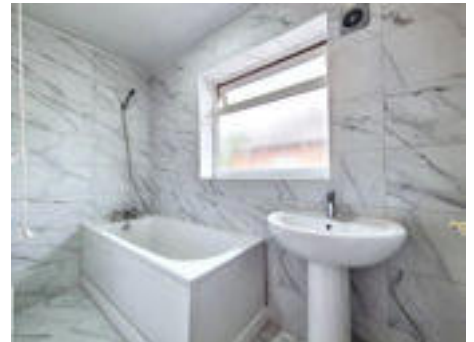
Double glazed to front aspect, gas central heating radiator, laminate flooring.



Family Bathroom

2.70m x 1.28m (8'10" x 4'2")

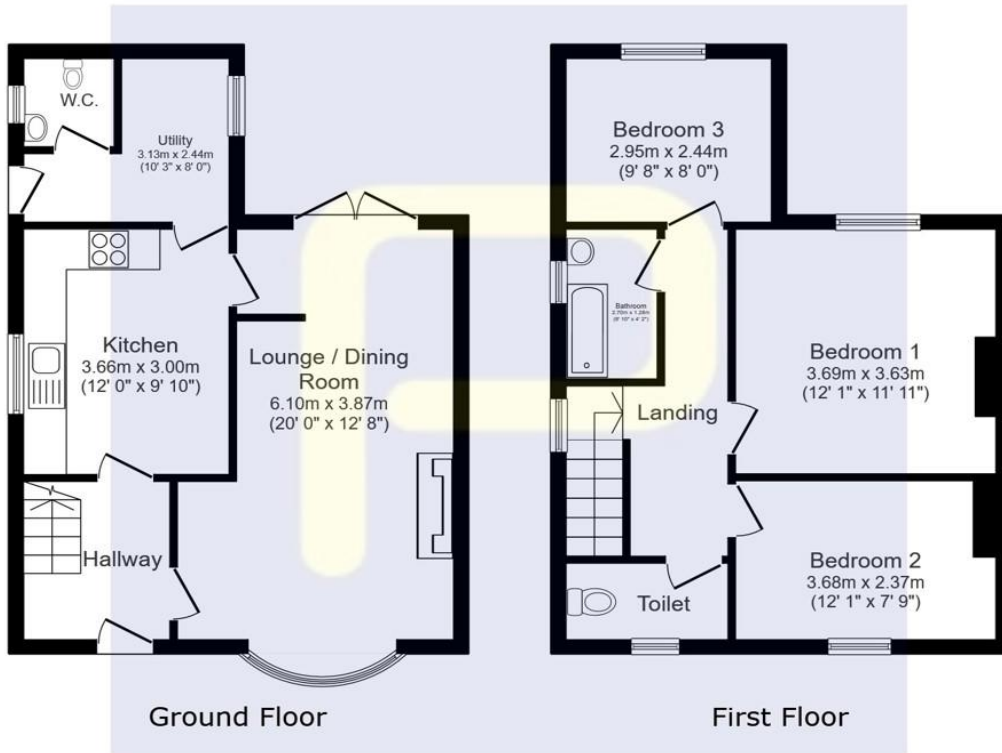
White suite comprising: pedestal wash hand basin, bath with mains shower over, part tiled walls, porcelain flooring, extractor, double glazed to side aspect.



External Rear

Private enclosed large garden, decked patio leading from french doors, gated access to front aspect, external water source.





Total floor area: 88.8 sq.m. (956 sq.ft.)

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
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			74
(55-68) D		59	
(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:

67 Ellison Street, Jarrow, South Tyneside, Tyne & Wear, NE32 3JU, Tel: 0191 4897431, jarrow@pattinson.co.uk, www.pattinson.co.uk

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