



To rent

2 bed terraced house to rent in

Logan Street, Langley Park, Durham,
Durham, DH7 9YN

£645 pcm

 x2  x1  x1

Driveway parking

Unfurnished

Property features

- ✓ Two bedroom mid terrace
- ✓ Lounge and dining room
- ✓ Gas Central Heating & Double
- ✓ Front garden and rear yard
- ✓ EPC Rating D

Key Information

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

Arrange a viewing

Richard Brough
Senior Valuer
Consett

01207 508262
consett@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Spacious two bedroom mid terrace property located in Langley Park. This property offers good size living accommodation and is available now. Located close to local shops, schools and with excellent bus and road links into Durham City. The floor plan comprises Entrance porch, bathroom, kitchen, dining room and lounge. To the first floor two double bedrooms. Further benefits include gas central heating, double glazing, front garden and rear yard.

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: £670.00

Length of Tenancy: 6/12 months

Rent: £645 pcm

Property Type: Terraced House

USPs: Garden, Allows children, Allows pets, Allows smokers

Parking: Driveway

Heating: Gas

Lounge

4.30m x 3.20m (14'1" x 10'5")

Double glazed front aspect window, double radiator, double glazed door into the front garden.



Dining Room

4.30m x 4.20m (14'1" x 13'9")

Double glazed rear aspect window, built in cupboard, double radiator, laminate flooring, stairs to first floor.



Kitchen

2.00m x 2.00m (6'6" x 6'6")

Fitted wall and base units incorporating counter work tops with a single drainer sink unit, electric cooker, double radiator, tiled splash backs, laminate flooring, double glazed rear aspect window.



Rear porch

Double glazed rear aspect door, laminate flooring, door into the bathroom.

Bathroom

White three piece suite comprising panelled bathe with shower over, pedestal wash hand basin, low level w.c. partly tiled walls, double radiator.



First floor landing

Access to roof space

Bedroom One

4.30m x 3.30m (14'1" x 10'9")

Double glazed front aspect window, single radiator.



Bedroom Two

4.30m x 3.30m (14'1" x 10'9")

Double glazed rear aspect window, double radiator.



Front garden

Laid mainly to lawn with fenced boundaries and gate access.



Rear yard

Mainly paved fenced boundaries, gate access and garden shed.





| Energy Efficiency Rating | | |
|--|---------|-------------------------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | 66 | |
| (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 |

Logan Street, Langley Park, Durham, Durham, DH7 9YN

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

55 Medomsley Road, Consett, County Durham, Tyne & Wear, DH8 5HQ, Tel: 01207 508262, Fax: 01207 583771, consett@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



RICS

Client Money Protection

