



2 bed terraced house to rent in

Eleventh Street, Horden, Peterlee,
Durham, SR8 4QQ

£475 pcm

🛏 x2 🚿 x1 🚻 x1

On Street parking

Unfurnished

Property features

✓ EPC Rating C

Key Information

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

Arrange a viewing

Claire Nasir
Senior Manager
Peterlee

0191 5183521
peterlee@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

To Let | Renovated Two-Bedroom Terrace Home | Move-In Ready | Excellent Commuter Links

Available to rent is this recently refurbished two-bedroom terraced home, offering spacious and modern accommodation throughout. Finished to a high standard, the property is ideal for tenants seeking a home that is ready to move straight into.

The property has benefited from a comprehensive programme of improvements, including a newly fitted kitchen, modern family bathroom, full redecoration throughout, and a range of additional upgrades, creating a fresh and contemporary living environment.

Situated within the popular village of Horden, the property enjoys excellent transport connections, with Horden Train Station approximately 0.5 miles away, providing convenient access to surrounding towns and cities. Local shops, schools, amenities, and Peterlee Town Centre are all within easy reach.

The accommodation briefly comprises an entrance into a spacious lounge with staircase to the first floor and useful under-stair storage, a newly fitted contemporary kitchen/dining room featuring stylish grey units, two generous double bedrooms, and a modern family bathroom.

Externally, the property benefits from a sizeable enclosed rear courtyard with gated access to the rear lane, while on-street parking is available to the front.

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: £500.00

Rent: £475 pcm

Property Type: Terraced House

USPs: Garden, Allows children, Allows pets

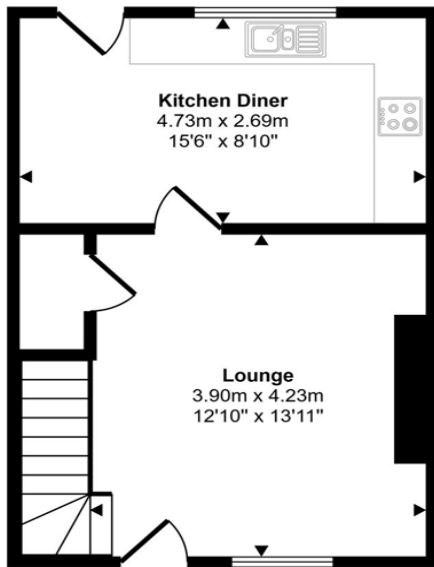
Parking: On Street

Heating: Gas

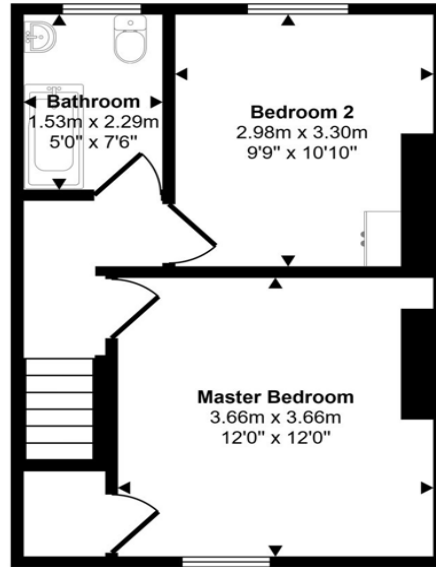
Electric: National Grid

Water: Direct mains water

Approx Gross Internal Area
67 sq m / 720 sq ft



Ground Floor
Approx 33 sq m / 359 sq ft



First Floor
Approx 33 sq m / 360 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) A		
(81-91) B		
(69-80) C	74	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	

Eleventh Street, Horden, Peterlee, Durham, SR8 4QQ

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

**2 Yoden Way, Peterlee, County Durham, SR8 1BP, Tel: 0191 5183521, peterlee@pattinson.co.uk,
www.pattinson.co.uk**

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