



2 bed terraced house to rent in

Robinson Terrace, Hobson, Newcastle upon Tyne, Durham, NE16 6EG

£675 pcm

 x2  x1  x1

Driveway parking

Unfurnished

Property features

- ✓ EPC C
- ✓ Council Tax Band A
- ✓ Off Street Parking
- ✓ Available immediately
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Lyndsay Greenwell
Senior Manager
Whickham

0191 477 5116
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Whickham are proud to present this charming 2-bedroom terraced house nestled in the heart of Hobson, Newcastle upon Tyne. Perfect for families or professionals looking for a cosy and comfortable living environment.

As you walk into the property, you'll find a welcoming reception room, serving as the ideal space for relaxation or entertaining guests. The home is bathed in abundant natural light, giving a lively and cheerful vibe. The property includes one well-sized bathroom and two attractive bedrooms, each providing ample storage space and a calming environment perfect for rest and rejuvenation.

For those who drive, you'll appreciate the off-street parking facility which eliminates any worries linked with parking spaces. One of the many advantages of this property is that it falls under Council Tax Band A, making it very economical.

Being rated with an EPC of C, the energy efficacy of this property is notable. This well-maintained terraced house offers an ideal balance between comfort and affordability.

This residential rental property is ready and waiting for the right tenants to turn it into a home. Reach out today to arrange a viewing and secure your chance to live in this welcoming residence in Hobson, Newcastle upon Tyne.

Initial contract periodic

Affordability is calculated as 30x rent (Per Annum) - £

Move in within 4 weeks

Applicants must view the property

Cats and small dogs considered

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: £700.00

Rent: £675 pcm

Property Type: Terraced House

USPs: Allows children, Allows pets, Allows smokers

Parking: Driveway

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		90
(69-80) C	71	
(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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whickham@pattinson.co.uk, www.pattinson.co.uk**

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