



**2 bed semi-detached house to rent in SR8**

Hillside Villas, Horden, Peterlee, Durham, SR8 4QY

**£650 pcm**

 x2  x1  x1

Driveway parking

Unfurnished

**Property features**

 EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Air Source Heat Pump

## Arrange a viewing

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Senior Manager  
Peterlee

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

We are excited to present to the rental market this charming semi-detached, two-bedroom house located in the peaceful locality of Horden, Peterlee. This residential property promises comfortable living space and an ideal environment for both individuals and small families.

The house comprises of a welcoming entrance hallway, leading you into the delightfully spacious, single reception room. This room, bathed in natural light, offers the perfect space for relaxation, and with enough room for entertaining, it is sure to become the heart of the home.

The property boasts two well-proportioned bedrooms that are guaranteed to provide a peaceful retreat after a long day at work. Each bedroom is finished to a high standard and offers ample space for personal belongings.

The property further benefits from a modern, well-kept bathroom featuring a bath with shower fitment, washbasin, and WC. The room being fully tiled, gives a clean and hygienic environment.

The house is nestled in a friendly community and benefits from a dependable local transport network. The nearby Horden railway station and regular bus services ensure quick and convenient commutes. The property is also close to local amenities, including shops, schools and healthcare services, making everyday living stress-free.

A property of this caliber in Horden, Peterlee is a rare find in the rental market. Don't miss this opportunity to secure this delightful home for yourself. To avoid disappointment, we recommend early viewing.

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: £675.00

Rent: £650 pcm


Property Type: Semi-detached house

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

Parking: Driveway

Heating: Air Source Heat Pump



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Hillside Villas, Horden, Peterlee, Durham, SR8 4QY

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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