



## 2 bed terraced house to rent in

Arkless Grove, The Grove, Consett,  
Durham, DH8 8AB

# £675 pcm

 x2  x1  x1

Off Street parking

Unfurnished

## Property features

- ✓ Two bedroom mid link modern property
- ✓ Cloakroom/W.C and bathroom
- ✓ Newly refurbished
- ✓ Gas Central Heating & Double
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Arrange a viewing

Richard Brough  
Senior Valuer  
Consett

01207 508262  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Fantastic opportunity to rent this modern two bedroom mid link property located in Consett. This lovely property has just been refurbished and offers good size living accommodation and benefits from two bathrooms rear garden and driveway to the front.

Located close to local shops, schools, local amenities and has excellent bus and road links into Consett and Durham.

The floorplan comprises entrance hall, cloakroom/w.c kitchen and lounge. To the first floor two bedrooms and bathroom. Further benefits include gas central heating, double glazing front and rear gardens with driveway.

Property is available now.

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

Length of Tenancy: 6/12 months

Rent: £675 pcm

Property Type: Terraced House

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

Parking: Off Street

Year built: 1999

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: Other

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Entrance Hall

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## Cloakroom/W.C.



## Kitchen



## Lounge



## First floor landing

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## Bathroom



## Bedroom One



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## Bedroom Two



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## Front garden

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## Rear garden





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			91
(69-80) <b>C</b>		76	
(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	

Arkless Grove, The Grove, Consett, Durham, DH8 8AB

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

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