



To rent

1 bed apartment to rent in DH5

Market Place, Houghton Le Spring, Tyne and Wear, DH5 8AH

£475 pcm

 x1  x1  x1

Allocated parking

Unfurnished

Property features

- ✓ Duplex Apartment
- ✓ One Bedroom
- ✓ Fitted Kitchen & Bathroom
- ✓ Walking Distance To Houghton Town Centre
- ✓ EPC Rating E

Key Information

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

Arrange a viewing

Susan Davison
Branch Manager
Houghton

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

DUPLEX APARTMENT**ONE BEDROOM**FITTED KITCHEN & BATHROOM** SOUGHT AFTER AREA**WALKING DISTANCE TO HOUGHTON LE SPRING TOWN CENTRE*

Pattinson Estate Agents are excited to welcome to the market this well presented one bed duplex apartment, situated on the popular area of Market Place, Houghton Le Spring. Perfectly positioned within close proximity of local shops and other amenities, great public transport and major road links via the A690. Also within walking distance to an array of popular schools and Houghton Le Spring Town Centre as well as being a short driving distance to Houghton Le Spring Golf Club, multiple country parks, Sunderland & Durham city Centre's.

This deceptively spacious apartment briefly consists:- Entrance/hallway, spacious lounge, fitted kitchen/dining room, a bathroom and to the first floor lies a generous double bedroom.

Early viewings come highly recommended to appreciate the size and location of this property. Please call our Houghton branch to arrange a 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: £548.08

Rent: £475 pcm

Property Type: Apartment

USPs: Allows smokers

Parking: Allocated

Heating: Gas

Entrane/Hallway

Property entrance leading to the a staircase, which gives access to the apartment hallway.

Lounge

5.61m x 3.13m (18'4" x 10'3")

Spacious lounge with laminate flooring, a radiator and a double glazed window.



Kitchen/Dining Room

4.97m x 3.27m (16'3" x 10'8")

The kitchen/diner benefits from a range of upper and lower units with contrasting worksurfaces, a composite sink unit, plumbing for a washing machine and an integrated oven with a ceramic hob. Laminate tiled flooring, a radiator and two double glazed windows.



Bedroom

5.15m x 4.11m (16'10" x 13'5")

Double bedroom has laminate flooring, storage cupboard, radiator and a double glazed window.

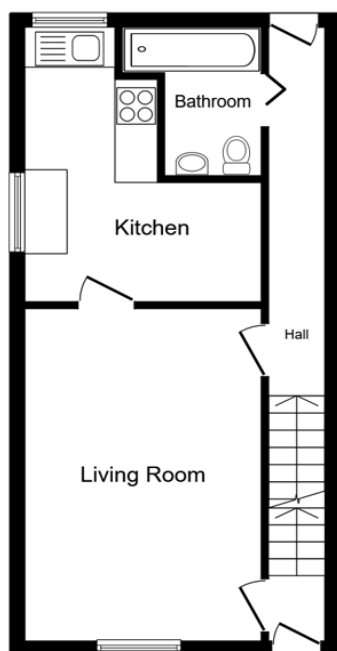


Bathroom

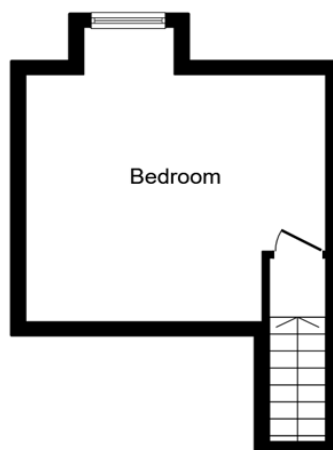
2.56m x 1.51m (8'4" x 4'11")

Three piece bathroom benefiting from a shower cubicle, WC and a hand wash basin with vanity cupboards. Vinyl flooring, UPVC cladded walls, a vertical radiator and a Velux window.



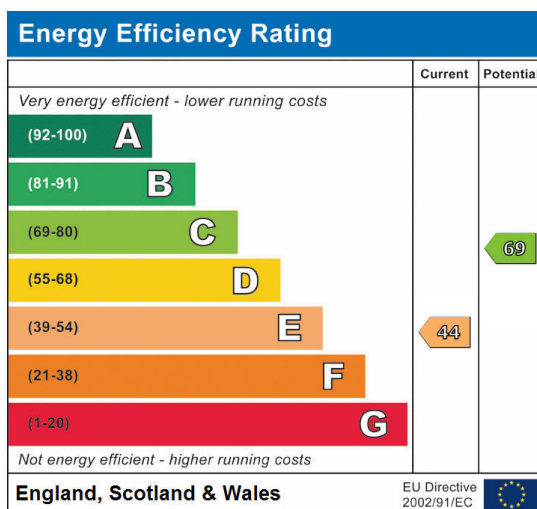


Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Market Place, Houghton Le Spring, Tyne and Wear, DH5 8AH

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

14a Newbottle Street, Houghton Le Spring, Tyne and Wear, Tyne & Wear, DH4 4AB, Tel: 0191 5120933, houghton@pattinson.co.uk, www.pattinson.co.uk

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