

**To rent**

4 bed terraced house to rent in

Cuba Street, Hendon, Sunderland, Tyne and Wear, SR2 8RU

£1,250 pcm

 x4  x1  x2

On Street parking

Unfurnished

Property features

- ✓ 4 bedroom family home
- ✓ For sale via modern auction
- ✓ Fully reburished
- ✓ Vacant possession
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

Arrange a viewing

Beth Curtis
Sales Negotiator
Sunderland

0191 5143929
sunderland@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are thrilled to present to the market this beautifully refurbished four-bedroom family residence, ideally positioned just off Ryhope Road in Sunderland. This turn-key property represents an outstanding opportunity for families to join this vibrant community

Ideally located, the property offers excellent access to a range of local amenities and shopping facilities, as well as highly regarded educational institutions. It further benefits from convenient connections to Sunderland city centre and the picturesque Sunderland and County Durham heritage coastline, making it perfect for those seeking balance between urban living and coastal escapes.

Upon entering, you are greeted by a welcoming entrance hall that leads into a spacious living room, a second versatile reception room, a modern kitchen, and a separate utility area—providing ample space for family life and entertaining.

Upstairs, the split-level landing reveals a well-appointed family bathroom, a separate W/C, and a generously sized bedroom. Continuing on, you will find three further sizeable bedrooms, each offering flexibility to suit the needs of a growing family.

Externally, the property boasts a good-sized yard to the rear, with potential for off-street parking—ideal for modern convenience and family vehicles.

With recent refurbishment completed to a high standard, this property is ready to move straight into. Given its sought-after location and immaculate presentation, we anticipate significant interest. Early viewing is highly recommended to avoid disappointment.

For full details or to arrange a viewing, please contact our dedicated Sunderland team today.

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: £1,275.00

Rent: £1,250 pcm

Property Type: Terraced House

USPs: Allows smokers

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

External Front

Living Room

Laminate flooring, large double glazed bay window, exposed brick fireplace, gas radiator.



Kitchen

Laminate flooring, integrated oven and hob, over and under counter storage, double glazed window, utility leading to the rear.



Reception room

Carpeted flooring, radiator, doors leading to a sun room.



Hallway

Laminate floor to the ground floor, carpeted staircase to the upper floor.



Bedroom 1

Carped flooring, large bay double glazed window, original fireplace, radiator.



Bedroom 2

Carpeted flooring, double glazed window, radiator.



Bedroom 3

Carpeted flooring, double glazed window, radiator, storage cupboard.



Bedroom 4

Carpeted flooring, double glazed window, radiator.



Family Bathroom

Laminate floor, plastic cladding walls W/C, hand basin, bath with over head shower, towel radiator.



Toilet

Lino flooring, plastic cladding walls, porcelain toilet.



External Rear





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

51 Fawcett Street, Sunderland, South Tyneside, Tyne & Wear, SR1 1RS, Tel: 0191 5143929, sunderland@pattinson.co.uk, www.pattinson.co.uk

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