



2 bed terraced house to rent in

Green Street, Leadgate, Consett, Durham,
DH8 7PT

£650 pcm

 x2  x1  x1

Off Street parking

Unfurnished

Property features

- ✓ Popular Location
- ✓ Council Tax Band A
- ✓ Front and Rear Enclosed Gardens
- ✓ Two Bedrooms
- ✓ EPC Rating D

Key Information

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

Arrange a viewing

Richard Brough
Senior Valuer
Consett

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are pleased to welcome to the rental market this well-presented two bedroom terraced property, situated on Green Street in Leadgate.

The property offers bright and well-proportioned accommodation throughout and briefly comprises a spacious lounge with feature fireplace and French doors opening to the rear garden, along with a modern fitted kitchen with a range of wall and base units, integrated oven and hob, and space for appliances.

To the first floor there are two bedrooms, including a generous main bedroom, together with a modern bathroom comprising panelled bath with overhead shower, wash hand basin and WC.

Externally, the property benefits from enclosed garden areas, with the rear garden mainly laid to lawn and providing a pleasant outdoor space.

The property also benefits from neutral décor, wood-effect flooring, double glazing and gas central heating, and is conveniently positioned for access to local shops, amenities and transport links, with Consett and surrounding areas easily accessible.

An ideal home for a couple, small family or working professionals.

Rent: £650 PCM

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: £750.00

Rent: £650 pcm

Property Type: Terraced House

USPs: Allows smokers

Parking: Off Street

Heating: Gas

External

Enclosed lawned garden with fenced boundaries and French doors providing access into the property.



Living Room

4.04m x 4.16m (13'3" x 13'7")

Spacious lounge with wood-effect flooring, feature fireplace, neutral décor and French doors providing access to the rear garden.



Kitchen

4.97m x 1.78m (16'3" x 5'10")

Modern fitted kitchen with a range of wall and base units, contrasting work surfaces, integrated oven and electric hob, stainless-steel sink and drainer, wood-effect flooring and windows providing plenty of natural light.



Bedroom One

3.99m x 3.32m (13'1" x 10'10")

Spacious double bedroom with neutral décor, wood-effect flooring, radiator and a large window providing plenty of natural light.

Bedroom Two

3.09m x 2.67m (10'1" x 8'9")

Well-proportioned second bedroom with neutral décor, wood-effect flooring, radiator and window providing natural light.



Bathroom

1.84m x 1.61m (6'0" x 5'3")

Modern fitted bathroom comprising panelled bath with overhead shower and glass screen, wash hand basin and WC, with frosted window providing natural light.

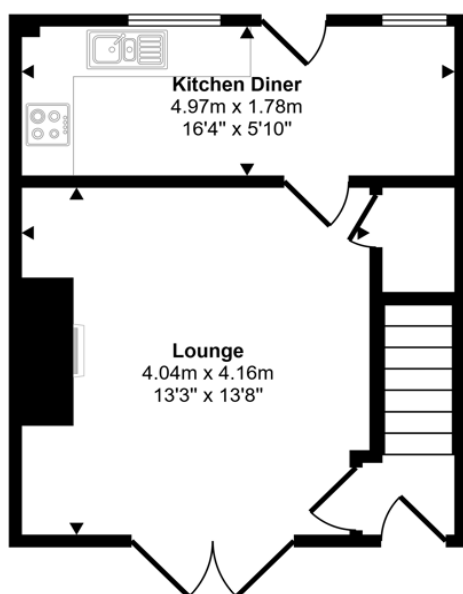


External Front

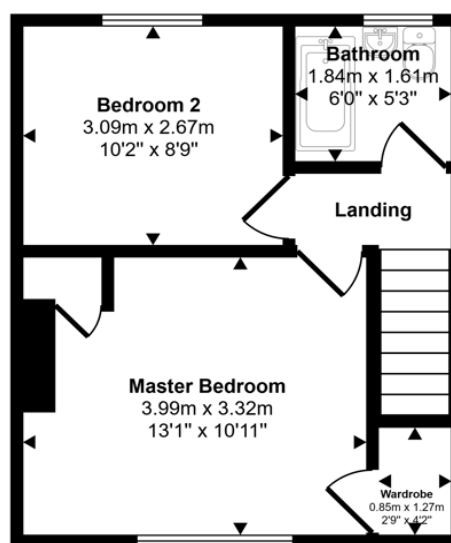
Enclosed garden area with pathway leading to the entrance.



Approx Gross Internal Area
61 sq m / 659 sq ft

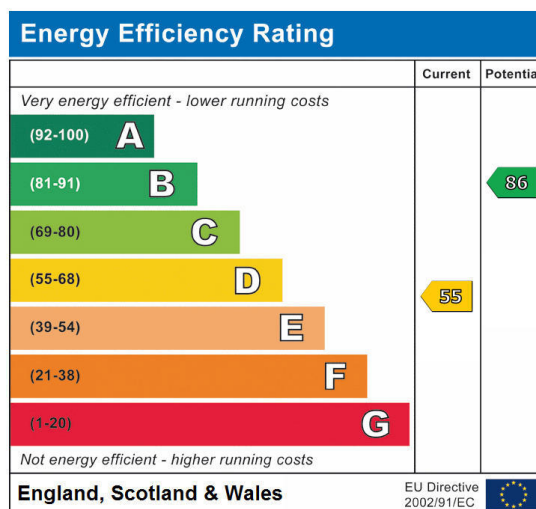


Ground Floor
Approx 30 sq m / 328 sq ft



First Floor
Approx 31 sq m / 331 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Green Street, Leadgate, Consett, Durham, DH8 7PT

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

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