2 bed terraced house to rent in

Eleventh Street, Horden, Peterlee, Durham, SR8 4QQ

£550 pcm

x 2 x 1 x 1

On Street parking

Part Furnished

Property features

- Two Bedrooms Terraced
- On Street Parking
- Newly Fitted Carpets
- EPC Rating D

Key Information

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

Arrange a viewing

Claire Nasir
Senior Manager
Peterlee

0191 5183521
peterlee@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents welcome for rent this impressive two-bedroom terrace property situated on Eleventh Street, Horden.

The property briefly comprises: living room and kitchen are located on the ground floor. Two bedrooms and a family bathroom are located on the first floor.

Externally the property offers on street parking to the front elevation. Fully enclosed yard to the rear elevation.

With its desirable location, overall condition, and attractive features, this property is an excellent choice for those seeking a comfortable and well-equipped home. Don't miss the opportunity to make this property your own. For any further information or to book your internal viewing please call Pattinson on 0191 5183521

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: £634.62

Rent: £550 pcm

Property Type: Terraced House

USPs: Part furnished, Allows smokers

Parking: On Street

Heating: Gas

External Front

On street parking to the front elevation.

Living Room

Double glazed window to the front elevation, radiator and carpet.

Kitchen

Double glazed window to the rear elevation, range of wall and base units with work surfaces, sink and drainer unit, electric cooker, plumbed for a washing machine, radiator, tiled flooring and UPVC door leading to the yard.

Bedroom 1

Double glazed window to the front elevation, storage cupboard, radiator and carpet.

Bedroom 2

Double glazed window to the rear elevation, storage cupboard, radiator and carpet.

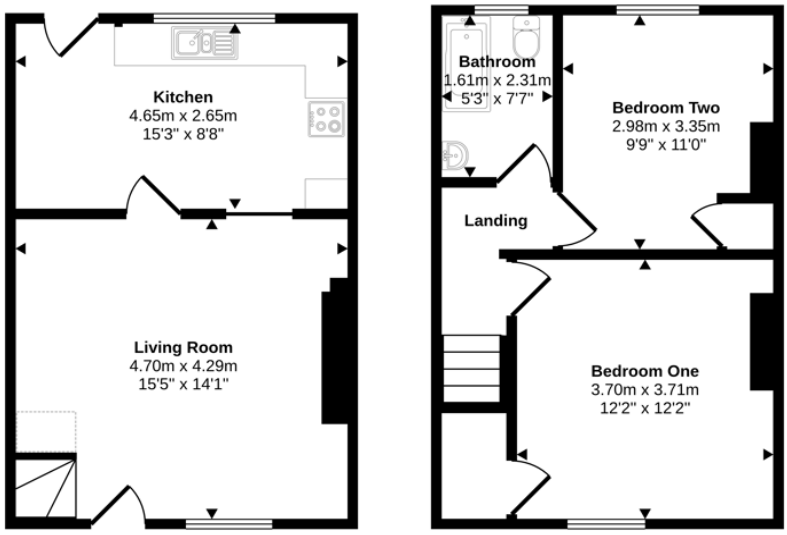
Bathroom

Double glazed windows to the rear elevation, three piece suite comprising; low level w/c, wash basin with stainless steel mixer tap, bath with stainless steel mixer tap, radiator and vinyl flooring.

External Rear

Fully enclosed yard to the rear elevation.

Approx Gross Internal Area
67 sq m / 725 sq ft

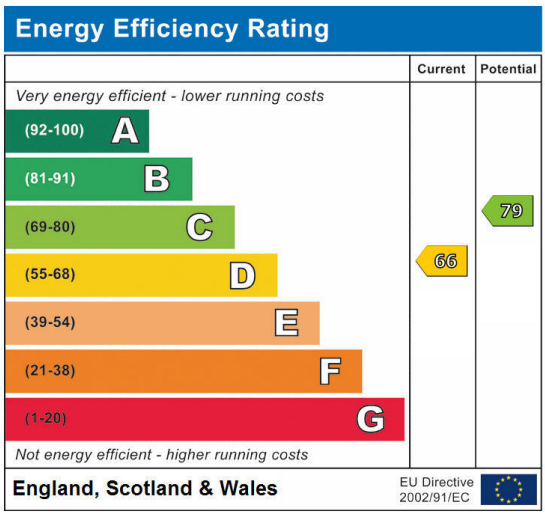


Ground Floor
Approx 33 sq m / 357 sq ft

First Floor
Approx 34 sq m / 369 sq ft

Denotes head height below 1.5m

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.



Eleventh Street, Horden, Peterlee, Durham, SR8 4QQ

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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