2 bed semi-detached house to rent in DH5

Gillas Lane, Houghton Le Spring, Tyne and Wear, DH5 8HJ

£795 pcm

x 2 x 1 x 1

Size

818 sq ft / 76 sq m

On Street parking

Unfurnished

Property features

- Two bedroom semi-detached
- Popular Houghton-le-Spring
- Move in read condition
- Two reception rooms
- EPC Rating D

Key Information

- Council Tax: Band A
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water

Arrange a viewing

Susan Davison
Branch Manager
Houghton

0191 5120933
houghton@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

TWO BEDROOM SEMI-DETACHED | TWO RECEPTION ROOMS | UTILITY ROOM | ATTACHED STORAGE | MODERN BATHROOM | FRONT & REAR GARDENS | ALLOCATED PARKING | UNFURNISHED | GAS CENTRAL HEATING | SMOKERS CONSIDERED

Pattinson Estate Agents are pleased to welcome to the rental market this well-presented two-bedroom semi-detached house, ideally situated in Houghton-le-Spring.

Offered unfurnished, the property provides spacious and practical accommodation, making it an excellent choice for a couple, small family or professional tenant.

The accommodation briefly comprises an entrance hallway, two reception rooms, fitted kitchen, utility room, two bedrooms and a modern bathroom. The property benefits from gas central heating throughout and also offers attached storage, providing useful additional space.

Externally, the property benefits from good-sized front and rear gardens, providing excellent outdoor space for tenants to enjoy, together with allocated parking for convenient off-road parking.

An attractive rental opportunity offering more space and outdoor accommodation than may initially be expected, while remaining practical and easy to maintain.

Smokers considered.

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: £1,038.46

Rent: £795 pcm

Property Type: Semi-detached house

Build Size: 76 sq m

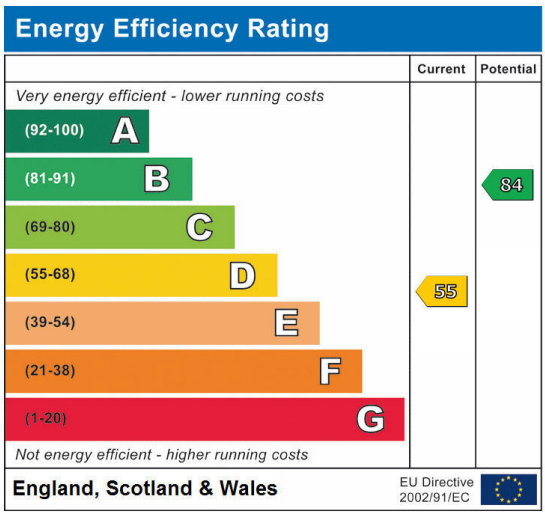
USPs: Garden, Allows smokers

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water



Gillas Lane, Houghton Le Spring, Tyne and Wear, DH5 8HJ

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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