

2 bed semi-detached house to rent in DH5

Clydesdale Street, Hetton-le-Hole, Houghton Le Spring, Tyne and Wear, DH5 0DE

£675 pcm

x 2 x 1 x 1

On Street parking

Unfurnished

Property features

- Council Tax Band A
- EPC Rating D
- Available Immediately
- Enclosed Rear Garden
- 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: FTTP (fibre to the premises)
- Mobile signal: Good

Arrange a viewing

Susan Davison
Branch Manager
Houghton

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- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents are delighted to welcome to the rental market this attractive two bedroom semi detached house, conveniently situated in Hetton le Hole, Houghton le Spring. Available immediately and offered on an unfurnished basis, the property provides well presented accommodation, making it an ideal home for couples, small families or professionals.

The accommodation briefly comprises an entrance, a comfortable lounge providing space for both relaxing and entertaining, a fitted kitchen and the added convenience of a downstairs WC. To the first floor are two bedrooms and a recently fitted modern family bathroom.

Externally, the property benefits from an enclosed rear garden, providing a private outdoor space, while on street parking is available to the front.

Further benefits include gas central heating and a convenient location within easy reach of local shops, amenities and transport links.

Available immediately, this property offers an excellent opportunity for tenants seeking a conveniently located home in the Hetton le Hole area. Early viewing is recommended.

Council Tax Band A. EPC Rating D.

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: £778.85

Rent: £675 pcm

Property Type: Semi-detached house

USPs: Allows smokers

Parking: On Street

Heating: Gas

Electric: National Grid

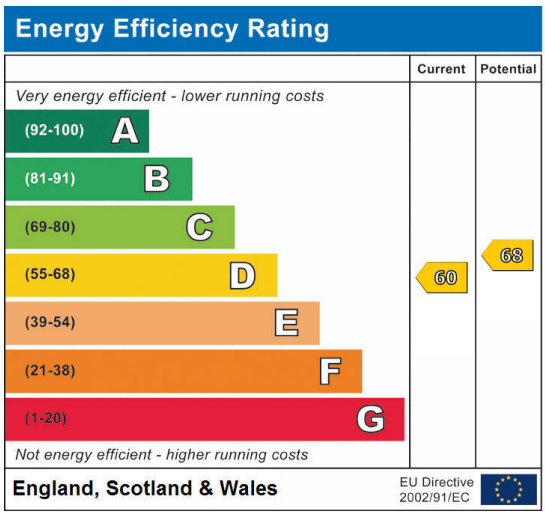
Water: Direct mains water

Sewerage: Standard UK domestic

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good





Clydesdale Street, Hetton-le-Hole, Houghton Le Spring, Tyne and Wear, DH5 0DE

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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