



2 bed terraced house to rent in

Bell Road, Wylam, Northumberland, NE41 8EH

£895 pcm

 x 2  x 1  x 1

On Street parking

Unfurnished

Property features

- ✓ Two Double Dual Aspect
- ✓ Generous Living Space
- ✓ Front and Rear Gardens
- ✓ Conservatory
- ✓ 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

Lucy Sage
Branch Manager
Hexham

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are pleased to welcome to the rental market this two bedroom terraced house in Wylam, featuring two double dual aspect bedrooms and generous living space. The property is offered unfurnished and is set within Council Tax Band A.

Upon entry, a practical entrance porch provides space for shoe storage and a coat rack, creating a warm welcome for guests. The well equipped modern kitchen includes fitted units, wood-effect worktops, an integrated oven and hob, dishwasher, and enjoys a garden outlook. The comfortable living room offers space for both lounge and dining furniture, and opens directly into the bright conservatory, which features a glazed roof, French doors, and pleasant views over the rear garden. The rear garden is generously sized with outdoor entertaining space, patio space and a good sized lawn.

Upstairs, both bedrooms are spacious doubles with dual aspect windows. Both bedrooms are generously sized with fitted radiators, ample room for free-standing furniture and home-working set-ups. The modern, fully tiled bathroom is fitted with an enclosed shower, pedestal wash basin, WC, and heated towel rail.

The property benefits from an abundance of storage including convenient loft space with velux window for natural light, cupboard under the stairs and a good sized external secure storage in the rear garden.

Parking is on street with ample curb-side space, the property is heated by gas and benefits from solar panels. The EPC rating is D.

For further information or to book a viewing, please contact Pattinson Hexham branch on 01434 605376 or email Hexham@pattinson.co.uk. All viewings by appointment only.

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: £1,032.69

Rent: £895 pcm

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Entrance Porch

A practical entrance room provides room for shoe storage and coat rack useful for a warm welcome for guests.



Kitchen

Well equipped modern kitchen with fitted units, wood-effect worktops, integrated oven and hob, dishwasher and garden outlook.



Living Room

Comfortable reception room with space for both lounge and dining furniture, opening into the conservatory.



Conservatory

Bright sun room with glazed roof, French doors and pleasant views over the rear garden.



Bedroom One

Spacious double bedroom with dual aspect windows, fitted radiator and ample space for freestanding furniture.



Bedroom Two

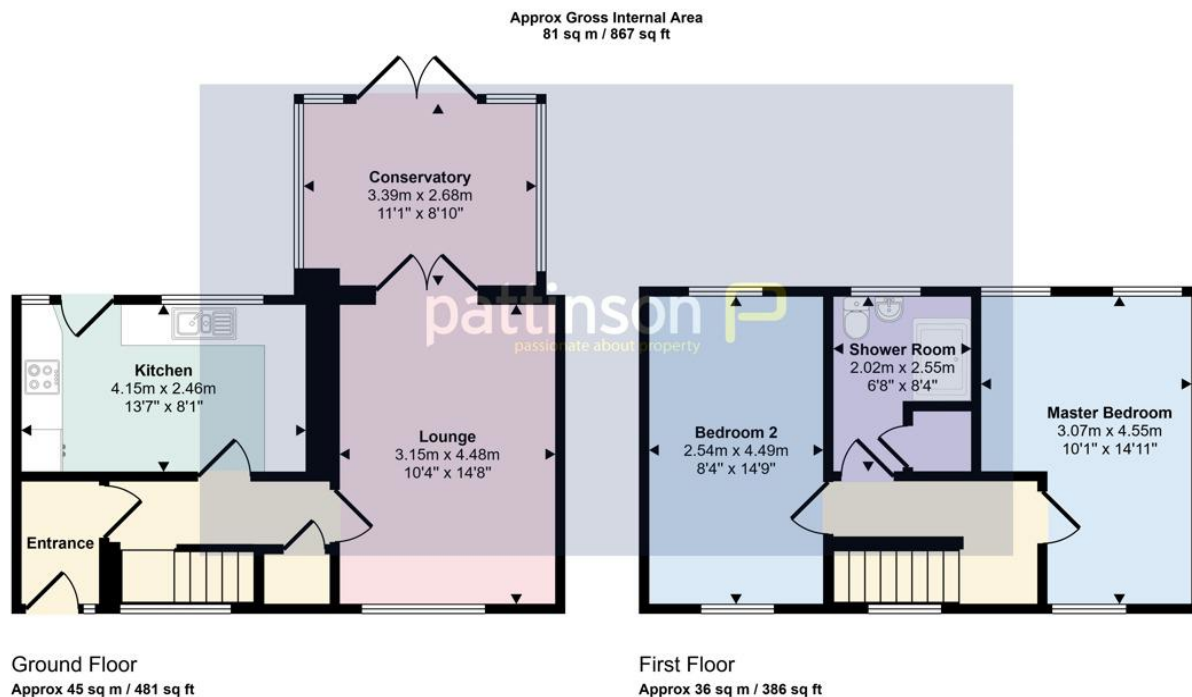
Generous double bedroom with dual aspect windows, fitted radiator and space for freestanding furniture and a home-working set-up.



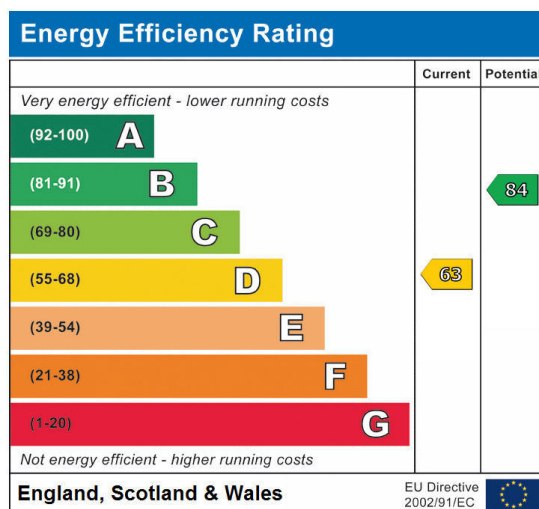
Family Bathroom

Modern, fully tiled bathroom with enclosed shower, pedestal wash basin, WC and heated towel rail.





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.



Bell Road, Wylam, Northumberland, NE41 8EH

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

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hexham@pattinson.co.uk, www.pattinson.co.uk**

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