

3 bed terraced house to rent in

South View, Wheatley Hill, Durham, Durham, DH6 3LL

£675 pcm

x 3 x 1 x 1

Off Street parking

Unfurnished

Property features

- Three-bedroom terraced property
- Spacious living room with French doors
- Modern fitted kitchen
- Four-piece bathroom suite
- EPC Rating C

Key Information

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

Arrange a viewing

Claire Nasir
Senior Manager
Peterlee

0191 5183521
peterlee@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Three Bedroom Terraced House with Spacious Garden and Off-Street Parking – Wheatley Hill, County Durham

Pattinson Estate Agents are delighted to bring to the market this spacious three-bedroom terraced property, situated in the popular village of Wheatley Hill, County Durham.

The property benefits from gas central heating throughout and offers well-proportioned accommodation, making it an ideal home for families, first-time buyers or investors.

To the ground floor, the property briefly comprises a generous living room featuring French doors opening out onto the impressive rear garden, creating a lovely space for relaxing and entertaining. There is also a modern fitted kitchen complete with a range cooker, along with a spacious four-piece bathroom suite comprising a bath, separate shower, WC and wash hand basin.

To the first floor are three well-sized bedrooms, all benefiting from modern spotlight lighting.

Externally, the property boasts a fantastic, generously sized rear garden with a decked seating area, perfect for outdoor dining and enjoying the warmer months. Further benefits include convenient off-street parking to the rear.

Early viewing is highly recommended to fully appreciate the space and outdoor areas this property has to offer.

For further information or to arrange a viewing, contact Pattinson Estate Agents' Durham branch today!

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

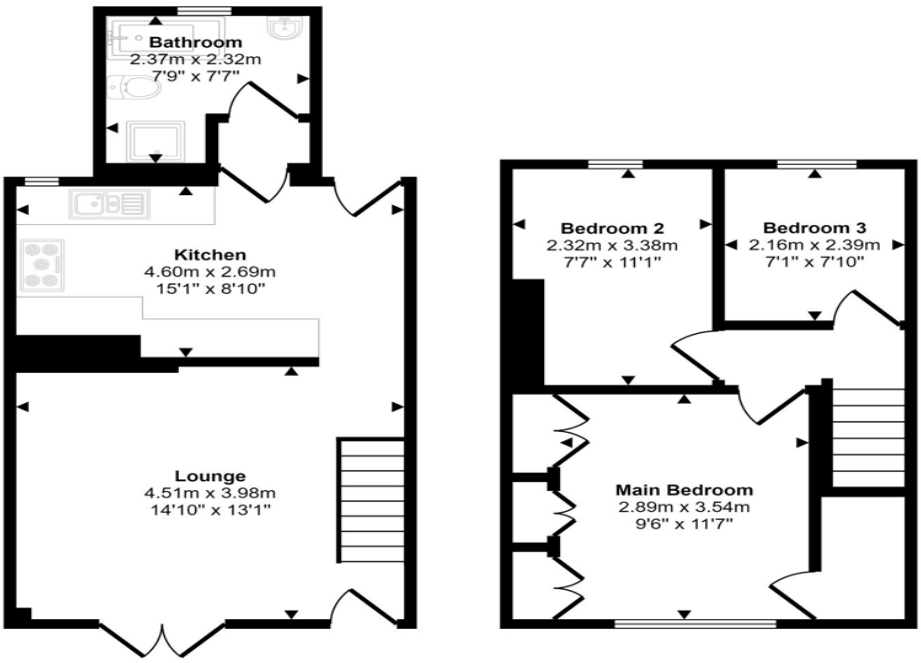
Property Type: Terraced House

USPs: Garden, Allows smokers

Parking: Off Street

Heating: Gas

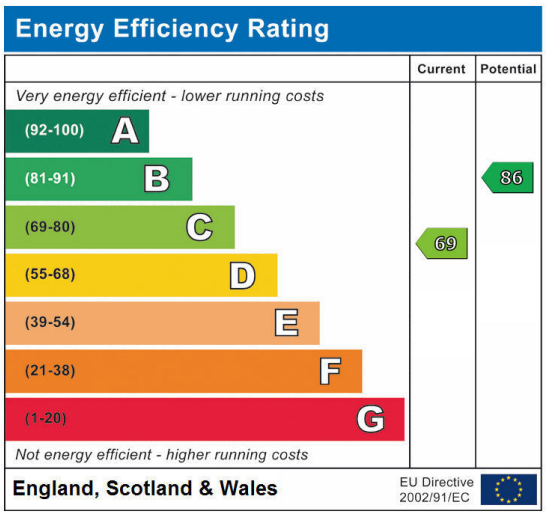
Approx Gross Internal Area
70 sq m / 751 sq ft



Ground Floor
Approx 37 sq m / 401 sq ft

First Floor
Approx 33 sq m / 351 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.



South View, Wheatley Hill, Durham, Durham, DH6 3LL

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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