



2 bed upper flat to rent in SR8

Yoden Road, Peterlee, Peterlee, Durham,
SR8 5DY

£550 pcm

 x 2  x 1  x 1

Allocated parking

Unfurnished

Property features

- ✓ Fantastic two-bedroom upper flat
- ✓ Desirable development
- ✓ Open-plan living area
- ✓ Resident parking
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Claire Nasir
Senior Manager
Peterlee

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peterlee@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinsons are delighted to welcome to the market this fantastic two-bedroom upper flat, situated within this desirable development.

The property benefits from gas central heating and UPVC double glazing. Please note that no pets are allowed.

The apartment is conveniently located close to a range of local amenities, schools, shops and restaurants.

The accommodation comprises a communal entrance, entrance hall, open-plan living area, kitchen, two good-sized bedrooms, family bathroom and resident parking.

Entrance Hall: Neutral décor.

Living Room: Bright and spacious open-plan living area with neutral décor, double-glazed windows and radiator.

Kitchen Area: Fitted with a range of wall and base units, stainless-steel sink, gas hob and electric oven.

Bedroom One: Neutral décor, radiator and UPVC double-glazed window.

Bedroom Two: Neutral décor, UPVC double-glazed window and radiator.

Family Bathroom: Suite comprising a bath with shower over, WC and pedestal hand basin.

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: Upper Flat

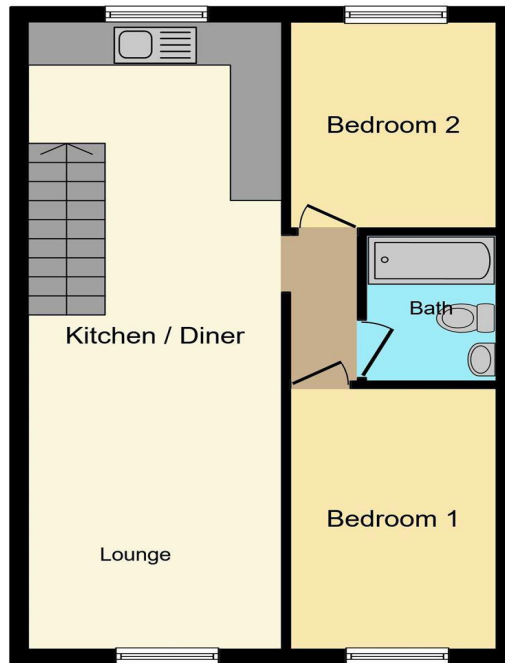
Parking: Allocated

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic



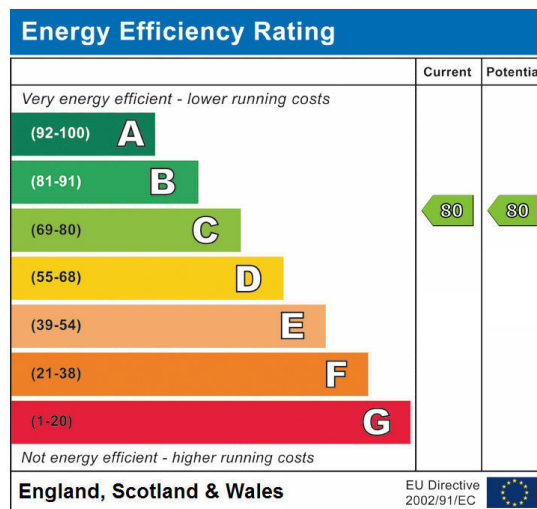
First Floor

Floor area 48.0 sq. m. (517 sq. ft.) approx

Total floor area 96.0 sq. m. (1,033 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Yoden Road, Peterlee, Peterlee, Durham, SR8 5DY

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

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