

1 bed terraced house to rent in

Honey Way, Stockton-on-Tees, Durham, TS19 0JB

£750 pcm

x 1 x 1 x 1

Allocated parking

Unfurnished

Property features

- Front and Rear Gardens
- Conservatory
- Driveway and
- Within Reach to Local Schools, Shops, Amenities and Transport
- EPC Rating D

Key Information

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

Arrange a viewing

Melanie Devine
Branch Manager
Stockton On Tees

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- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents are delighted to welcome to the rental market this three-bedroom terraced home, situated on Honey Way in Stockton-on-Tees. Offering spacious and versatile accommodation throughout, the property is ideally suited to families and professionals seeking a comfortable and well-located home.

Conveniently located within easy reach of local amenities, schools and transport links, the property offers comfortable everyday living with the added benefits of a conservatory, off-street parking and gardens to both the front and rear.

The accommodation briefly comprises an entrance porch leading into a welcoming lounge, providing a comfortable space for relaxing and entertaining. To the rear is a kitchen/diner, offering ample space for cooking and family dining, with access through to the conservatory, which provides an additional reception area overlooking the rear garden. To the first floor are three bedrooms and a family bathroom, providing practical and flexible accommodation to suit a range of tenants.

Externally, the property benefits from a driveway providing off-street parking and a front garden. To the rear is a garden offering outdoor space for relaxing, entertaining or family activities.

For More information and to arrange an internal Inspection please contact the Stockton 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: £865.38

Rent: £750 pcm

Property Type: Terraced House

USPs: Allows smokers

Parking: Allocated

Heating: Gas

Ebtrance



Lounge

3.98m x 3.86m (13'0" x 12'7")



Kitchen/Diner

3.93m x 2.53m (12'10" x 8'3")



Conservatory

2.10m x 1.92m (6'10" x 6'3")



1st Floor Landing

Bedroom 1

3.39m x 3.17m (11'1" x 10'4")



Bedroom 2

3.10m x 2.24m (10'2" x 7'4")



Bedroom 3

2.81m x 2.17m (9'2" x 7'1")



Family Bathroom

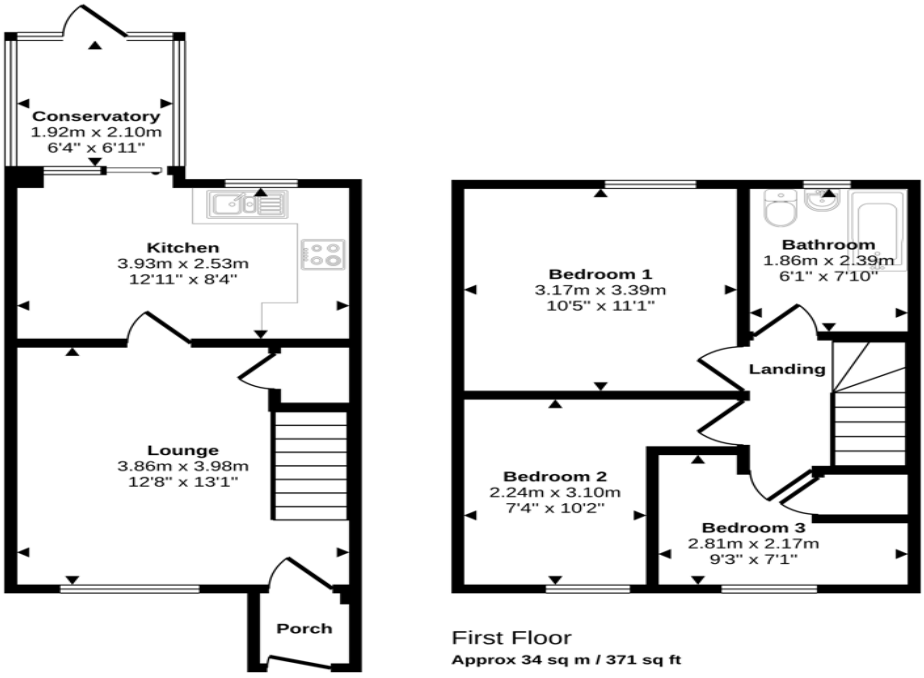
2.39m x 1.86m (7'10" x 6'1")



Floor Plan



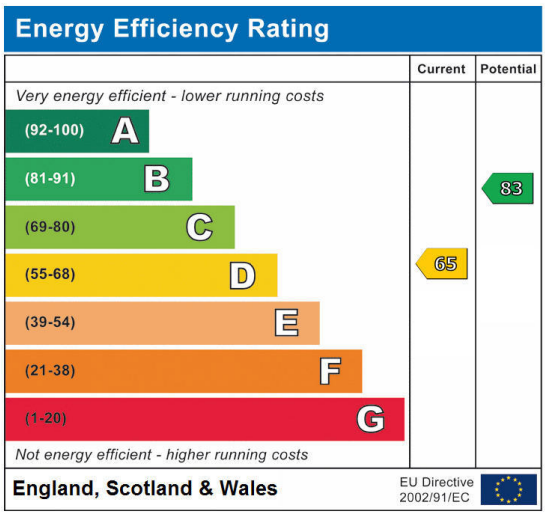
Approx Gross Internal Area
67 sq m / 717 sq ft



Ground Floor
Approx 32 sq m / 345 sq ft

First Floor
Approx 34 sq m / 371 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.



Honey Way, Stockton-on-Tees, Durham, TS19 0JB

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

20 Bishop Street, Stockton-on-Tees, County Durham, TS18 1SY, Tel: 01642 210132, stockton@pattinson.co.uk, www.pattinson.co.uk

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