



2 bed lower flat to rent in NE32

Wansbeck Road, Jarrow, Tyne and Wear,
NE32 5SS

£600 pcm

 x2  x1  x1

On Street parking

Unfurnished

Property features

- ✓ TWO BEDROOM GROUND FLOOR
- ✓ GAS CENTRAL HEATING & DOUBLE GLAZING
- ✓ RECENTLY RENOVATED
- ✓ CLOSE TO AMENITIES
- ✓ EPC Rating D

Key Information

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

Arrange a viewing

Jason Olley
Branch Manager
Jarrow

0191 4897431
jarrow@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

TWO BEDROOM LOWER FLAT | MODERN FITTED KITCHEN / FAMILY BATHROOM / PRIVATE REAR COURT YARD
| SOUGHT AFTER LOCATION | AVAILABLE FROM MID DECEMBER

NO AGENT FEES. NO DEPOSIT OPTION AVAILABLE! T&C and fees apply. Subject to passing referencing. Visit www.reposit.co.uk or ask us for more information.

We are pleased to offer to the rental market this two bedroom ground floor flat adjacent to West Park, Jarrow. The property benefits from gas central heating, double glazed windows and rear court yard with access to rear. This flat is a short walk to the Viking shopping centre, Jarrow metro for excellent links into Newcastle, South Shields and Sunderland.

The accommodation briefly comprises of: Entrance hallway, lounge, kitchen, bathroom and two bedrooms.

Properties in this location are in high demand so we anticipate a lot of interest. Call 0191 489 7431 or email jarrow@pattinson.co.uk to arrange a viewing and avoid disappointment! Viewing Info Via Jarrow Branch

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: £692.00

Rent: £600 pcm

Property Type: Lower Flat

USPs: Allows smokers

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Entrance/Hallway

5.30m x 1.10m (17'4" x 3'7")

UPVC door leading entrance hallway, laminated flooring, door to;



Entrance/Hallway (Additional)



Internal lobby

Gas central heating radiator, built in storage, laminated flooring, some original features, doors leading to;

Lounge

4.10m x 4.20m (13'5" x 13'9")

Double glazed patio doors leading to rear court yard, laminated flooring, door to;



Lounge (Additional)



Kitchen

2.30m x 1.40m (7'6" x 4'7")

A range of wall and base units with contracting roll top work surfaces, stainless steel single sink with mixer tap over, tiled splash backs, gas hob, electric built in oven, extractor, plumbing for washer, tiled flooring, double glazed window to side aspect, UPVC half glazed door leading to rear court yard, entrance to;



Kitchen (Additional)



Utility

1.60m x 0.80m (5'2" x 2'7")

Space for fridge freezer, tiled flooring, recess light, door to;

Bathroom

4.50m x 1.30m (14'9" x 4'3")

White bathroom suite comprising of bath with shower mixer tap over, vanity combination wash hand basin and WC, tiled walls and floor, gas central heating chrome towel radiator, extractor, cladding ceiling, recess lighting, double glazed window to side aspect;



Bathroom (Additional)



Bedroom One

4.20m x 3.90m (13'9" x 12'9")

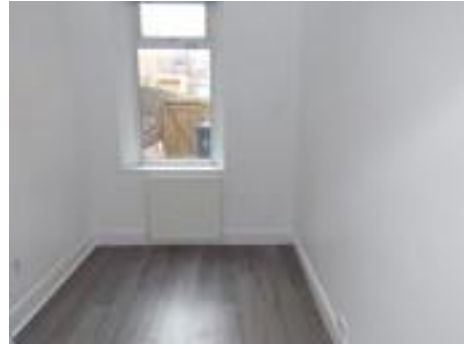
Double glazed window to front aspect, gas central heating radiator, laminated flooring

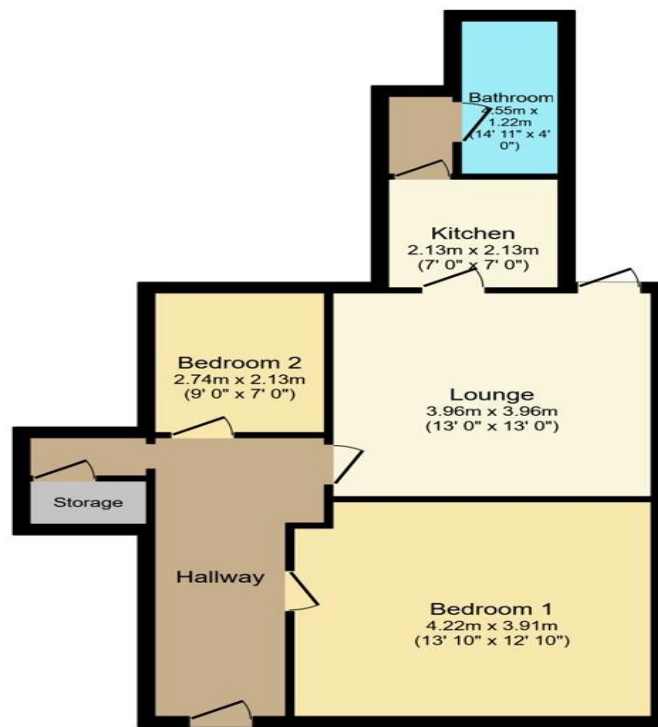


Bedroom Two

2.80m x 2.20m (9'2" x 7'2")

Double glazed window to rear aspect, gas central heating radiator, laminated flooring;





Floor area 64.5 sq. m. (694 sq. ft.) approx

Total floor area 64.5 sq. m. (694 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Wansbeck Road, Jarrow, Tyne and Wear, NE32 5SS

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

67 Ellison Street, Jarrow, South Tyneside, Tyne & Wear, NE32 3JU, Tel: 0191 4897431, jarrow@pattinson.co.uk, www.pattinson.co.uk

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