



**2 bed upper flat to rent in SR8**  
Yoden Road, Peterlee, Co Durham, SR8  
5DY

**£550 pcm**

 x 2  x 1

Allocated parking

Unfurnished

**Property features**

- ✓ Two Bedrooms
- ✓ Upper Flat
- ✓ Allocated Parking
- ✓ Open Plan Living
- ✓ 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

Pattinson's welcome this two bedroom flat to the market. These properties benefit from gas central heating and double glazing. The property is close to local amenities, schools, shops and restaurants.

The accommodation comprises of: Communal entrance, open plan living area, two good sized bedrooms, bathroom and resident parking.

To book your internal viewing please call Pattinson's on 0191 5182636.

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: £500.00

Length of Tenancy: 6 months

Rent: £550 pcm

Property Type: Upper Flat

Parking: Allocated

Heating: Gas

## Lounge

Neutral decor, double glazed windows and radiator



## Kitchen

Range of fitted wall and base units, stainless steel sink, gas hob and electric oven.



## Bedroom One

Neutral decor, radiator and UPVC double glazed window



## Bedroom Two

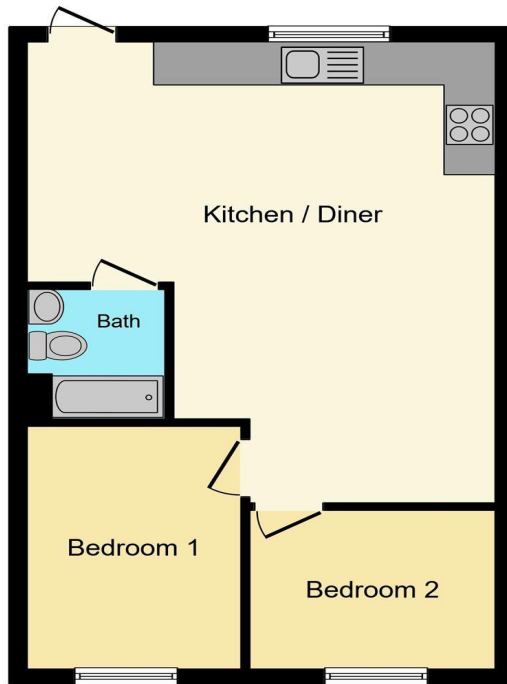
Neutral decor, UPVC double glazed window and radiator



## Family Bathroom

Suite comprising of bath with shower over, WC and pedestal hand basin





**Ground 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Yoden Road, Peterlee, Co Durham, SR8 5DY

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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