3 bed semi-detached house to rent in NE12

Garden Croft, Forest hall, Newcastle upon Tyne, Tyne and Wear, NE12 9LT

£1,050 pcm

x 3 x 1 x 1

Driveway parking

Unfurnished

Property features

- Energy Rating C
- Unfurnished
- Three Bedrooms
- Sought After Location
- EPC Rating C

Key Information

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

Arrange a viewing

Donna Briggs
Branch Manager
Forest Hall

0191 2150677
forest.hall@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Pattinson estate agents would like to offer to rent this unfurnished three bedroom semi detached house situated on Garden Croft, Forest Hall. Ideally located on a quiet cul de sac, it has great access to all local amenities and good road and transport links to Newcastle city centre and all other surrounding areas.

It benefits from gas central heating and double glazing. The internal accommodation briefly comprises:- Entrance hallway, lounge, kitchen/diner and bathroom/WC. To the first floor there are three bedrooms. Externally the property has gardens to front and rear and driveway to the front.

For further information or to arrange a viewing please contact us on 0191 2150677 or email forest.hall@pattinson.co.uk

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: B

Deposit: £1,025.00

Rent: £1,050 pcm

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway

Heating: Gas

External

Entrance Hall

Double glazed window, central heating radiator and to first floor.

Lounge

4.50m x 3.61m (14'9" x 11'10")

Double glazed bay window to front elevation. Feature fireplace with electric fire. TV point.

kitchen

Two double glazed windows to rear elevation. Fitted wall and base units with roll top work surfaces and tiled splashbacks. Integrated electric oven and hob. Stainless steel sink unit. Central heating radiator. Integrated ceiling spotlighting. Tiled flooring.

Utility Area

Space for fridge freezer and washing machine which are both included. Wall mounted combination boiler.

Bedroom One

Double glazed window to front elevation. Central heating radiator.

Bedroom Two

3.18m x 2.57m (10'5" x 8'5")

Double glazed window to rear elevation. Central heating radiator.

Bedroom Three

2.31m x 1.83m (7'6" x 6'0")

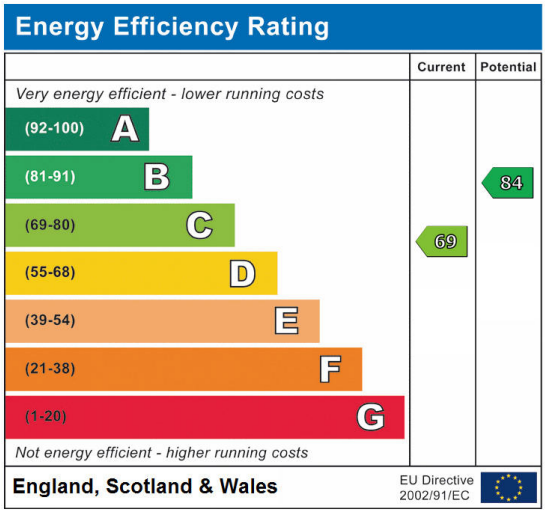
Double glazed window to front elevation. Central heating radiator.

Bathroom

Panelled bath, step-in shower cubicle, UPVC double glazed window to the rear, pedestal wash basin, low level W/C.

Gardens

There are gardens to the front and rear of the property with a drive for off street parking.



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

17a Station Road North, Forest Hall, Newcastle Upon Tyne, Tyne & Wear, NE12 7AR, Tel: 0191 2150677, forest.hall@pattinson.co.uk, www.pattinson.co.uk

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