



2 bed terraced house to rent in

Eighth Street, Blackhall Colliery,
Hartlepool, Durham, TS27 4EU

£475 pcm

🛏 x2 🚿 x1 🚻 x1

Off Street parking

Unfurnished

Property features

- ✓ Tastefully Decorated
- ✓ Two Bedrooms
- ✓ Gas central heated
- ✓ Upstairs Wc
- ✓ 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

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.

Keith Pattinson Ltd are proud to offer this two bedroom terraced property on Eighth Street, Blackhall.

Decorated tastefully and ready to move into.

The property floor plan offers; Lounge, Dining room, Kitchen, and a Family bathroom. To the first floor; two double bedrooms and Small w/c.. Externally the property offers an enclosed rear yard.

To arrange your viewing, call our Peterlee office on 0191 518263. Alternatively there is also a video tour available.

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: £450.00

Length of Tenancy: 6 Months

Rent: £475 pcm

Property Type: Terraced House

USPs: Allows children, Allows pets, Allows smokers

Parking: Off Street

Heating: Gas

External Front



Living Room

4.20m x 3.40m (13'9" x 11'1")

With a double glazed window, feature chimney breast, storage cupboard, radiator and stairs up to the first floor.



Dining Room

4.20m x 3.70m (13'9" x 12'1")

With a double glazed window, radiator, feature chimney breast and fire place and access to the kitchen.



Kitchen

Double glazed window to the side, fitted with a range of wall and base units, bowl sink and drainer unit with mixer taps, plumbing for a washing machine, electric hob, oven and extractor, tiling to the walls and access to rear lobby.



Rear Porch

external glazed side door, storage cupboard and access to the family bathroom.

Family Bathroom

2.00m x 2.80m (6'6" x 9'2")

With a double glazed frosted window, radiator, three piece suite, including a low level WC, hand wash basin and bath with overhead shower, tiling to the walls and floor.



Landing

Access to both bedrooms

Bedroom 1

3.60m x 3.00m (11'9" x 9'10")

With a double glazed window overlooking the rear of the property, storage cupboard housing the combi boiler, radiator and access into the en-suite w/c.



Bedroom 2

4.10m x 3.10m (13'5" x 10'2")

With a double glazed window overlooking the front, storage cupboard and radiator.



External

Enclosed rear court yard with storage shed.





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

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | 85 |
| (69-80) C | 71 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

Eighth Street, Blackhall Colliery, Hartlepool, Durham, TS27 4EU

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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RICS

Client Money Protection

