



2 bed terraced house to rent in

Arkless Grove, The Grove, Consett,
Durham, DH8 8AB

£675 pcm

 x2  x1  x1

Allocated parking

Unfurnished

Property features

- ✓ Two Bedrooms
- ✓ Gas Central Heating & Double
- ✓ Available Immediately
- ✓ Allocated Parking
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Richard Brough
Senior Valuer
Consett

01207 508262
consett@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

An excellent opportunity to rent a newly built two bedroom property in The Grove area of Consett, County Durham. The property is finished to an extremely high standard and provides a marvellous home and is available immediately.

Benefiting from gas central heating and double glazing, the accommodation briefly comprises; Entrance Hall, Cloakroom/WC, Lounge, modern fitted Kitchen, two Bedrooms with fitted wardrobes and a bathroom. Externally is an enclosed rear garden which is laid to lawn. The property has an allocated parking space to the front.

The property provides excellent quality rental accommodation and viewing is highly recommended. To arrange a viewing please call our Consett office.

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: £778.85

Rent: £675 pcm

Property Type: Terraced House

USPs: Garden

Parking: Allocated

Year built: 2000

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: River

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

External Front

Allocated parking space.



Lounge



Kitchen



First Floor Landing

Bedroom One



Bedroom Two

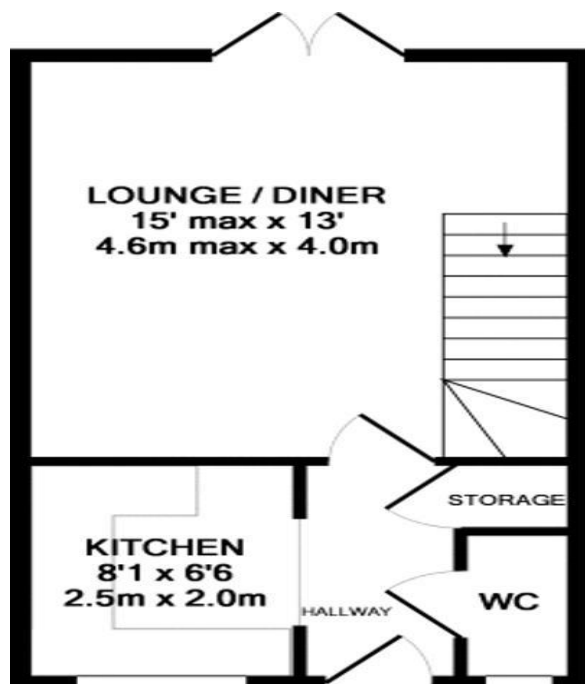


Bathroom

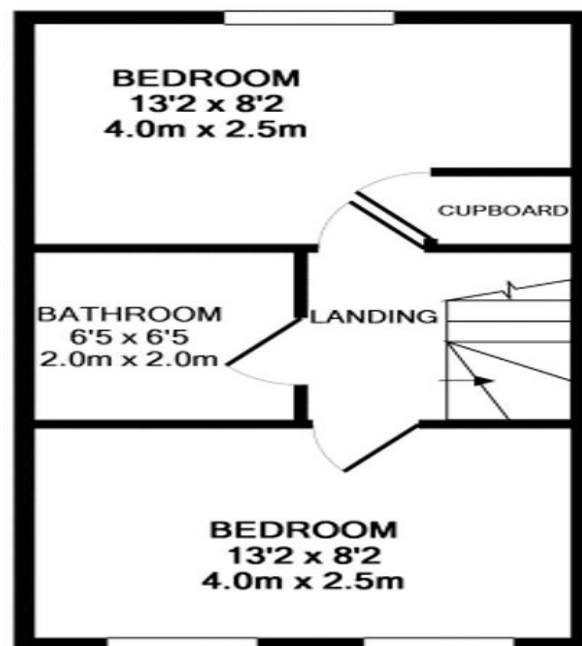


External Rear



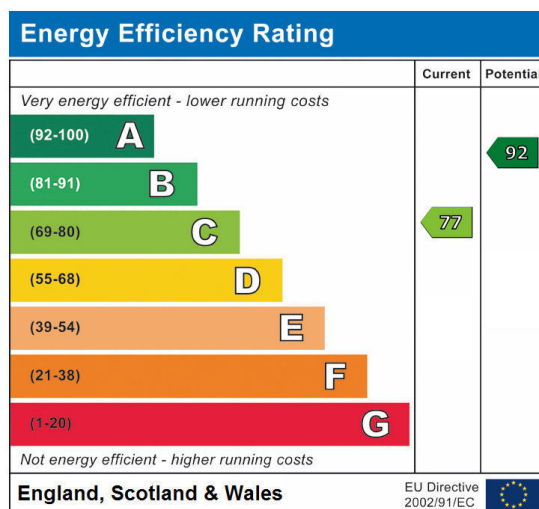


GROUND FLOOR



1ST FLOOR

23 ARKLESS GROVE
Not to scale - for general guidance only
Made with Metropix ©2017



Arkless Grove, The Grove, Consett, Durham, DH8 8AB

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

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