## 1 bed semi-detached house to rent in NE4

Normount Road, Grainger Park, Newcastle upon Tyne, Tyne and Wear, NE4 8SH

# £600 pcm

x 1 x 1 x 1

Allocated parking

Furnished

## Property features

- Room To Let
- Recently Refurbished
- Vieiwng Recommended
- Bill Included
- EPC Rating C

## Key Information

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

### Arrange a viewing

Darren Porter
Senior Valuer
West Road

0191 2725880
west.road@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

## Description

Room to Let – Bills Included | Normount Road, Grainger Park, Newcastle upon Tyne

We are delighted to offer this recently refurbished room within a well-presented shared house located on the popular Normount Road in the sought-after Grainger Park area of Newcastle upon Tyne. The property has been upgraded to a high standard and offers comfortable, modern living ideally suited to professionals or mature students.

The accommodation comprises a spacious, fully furnished room with tasteful décor. Communal areas include a contemporary fitted kitchen equipped with integrated appliances, a dining area perfect for shared meals, a separate utility space, and two modern bathrooms. All household bills are included in the rent, covering gas, electricity, water, council tax, and high-speed WiFi, offering convenience and peace of mind.

The property would suit students and professionals. Situated just a short distance from Newcastle city centre, the property benefits from excellent transport links and is close to local shops and amenities. With its high-quality finish and convenient location, this room offers an excellent opportunity for anyone seeking stylish shared accommodation.

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: £675.00

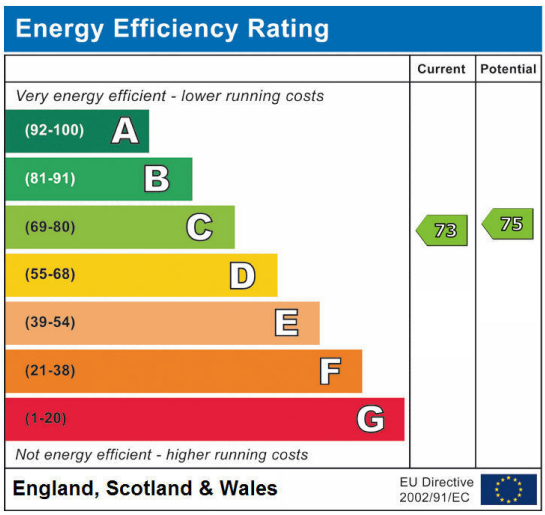
Rent:  £600 pcm

Property Type: Semi-detached house

USPs: Furnished

Parking: Allocated

Heating: Gas




Normount Road, Grainger Park, Newcastle upon Tyne, Tyne and Wear, NE4 8SH

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

**158 West Road, Newcastle Upon Tyne, Tyne & Wear, NE4 9QB, Tel: 0191 2725880, west.road@pattinson.co.uk, www.pattinson.co.uk**

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