



## 3 bed semi-detached house to rent in DH1

Long Acres, ., Durham, Durham, DH1 1JF

# £1,150 pcm

 x3  x2  x1

Driveway parking

Unfurnished

## Property features

- ✓ 3 Bedrooms
- ✓ Newly Refurbished
- ✓ Double Driveway
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Arrange a viewing

Kathryn Greensmith  
Branch Manager  
Durham City

0191 3832133  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

We are thrilled to present this immaculate, three bedroom, semi-detached home, which has undergone a full refurbishment from new kitchen, bathrooms, re-wire, heating system, windows, rear garden and frontal driveway.

The entrance hall boasts abundant natural light, thanks to neutral decor & thoughtful design. The spacious reception room offers an open concept with the bay window and flowing design through to the highest of quality kitchen containing top-end integral appliances. The ground floor further benefits from a recently added cloakroom.

Upon the first floor, two generously-sized bedrooms of double proportions, the main with a fresh en-suite shower room, and a further third bedroom. The family bathroom holds a sleek, opulent layout with a three-piece suite with features a free-standing bath tub.

Externally, to the rear of the home, the spacious garden offers a wide range of potential from summer entertainment, family play or al fresco dining.

To the frontal elevation, a two car private driveway for off-street parking.

With no expense spared on this fantastic family home, early home inspections are highly advised.

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: £1,275.00

Length of Tenancy: 6 months

Rent: £1,150 pcm

Property Type: Semi-detached house

USPs: Allows children, Allows pets, Allows smokers

Parking: Driveway

Heating: Gas

## External



## Living Room

4.47m x 3.38m (14'7" x 11'1")



## Kitchen

4.00m x 5.54m (13'1" x 18'2")



## Downstairs W/C

1.27m x 0.75m (4'2" x 2'5")



## Master Bedroom

3.24m x 3.60m (10'7" x 11'9")



## En- Suite

0.88m x 1.94m (2'10" x 6'4")



## Bedroom 2

3.27m x 3.20m (10'8" x 10'5")



## Bedroom 3

2.18m x 1.82m (7'1" x 5'11")



## Bathroom

1.93m x 2.13m (6'3" x 6'11")



## Garden





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
(55-68) <b>D</b>		65	
(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	

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

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durham@pattinson.co.uk, www.pattinson.co.uk**

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