



## 4 bed detached house to rent in

Whitehouse Avenue, Burnhope, Durham,  
Durham, DH7 0EB

# £1,750 pcm

 x4  x1  x2

Double Garage parking

Unfurnished

## Property features

- ✓ Four Bedroom Detached
- ✓ Double Garage
- ✓ Master with En-Suite
- ✓ Available Now
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Arrange a viewing

Mike Hughes  
Branch Manager  
Stanley

01207 236333  
stanley@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Full of charm and elegance, this four-bedroom detached house is located in the peaceful village of Burnhope, Durham. Perfectly suited for a family or for those who appreciate tranquillity and space, the property offers an exceptional residential rental opportunity.

Upon entering, you are welcomed with a large entrance hall that leads to two spacious reception rooms. These rooms are filled with natural light and are ideal for both everyday living and for entertaining guests, offering a beautiful blend of comfort and sophistication.

The property boasts four sizeable bedrooms, with the master bedroom featuring a luxurious en-suite bathroom, ensuring privacy and convenience. The three remaining bedrooms are well-proportioned and versatile, equally suitable for use as a home office or a quiet study room if desired.

The house comes with a family bathroom, thoughtfully designed for shared use, featuring stylish and contemporary fixtures that cater to every need.

The double garage offers ample space for parking and storage needs, ensuring security for your vehicles.

Outside the property, there is an exclusive private yard, perfect for summer barbecues.

Located in Burnhope, Durham, the tenants will be able to experience the charm and warmth of a village community, while still being within easy reach of city amenities.

Showcasing a blend of practicality and luxury, this home is a testament to fine living. Don't miss this opportunity to enjoy the peaceful and delightful environment that this detached property in Durham has to offer. Reserve it now and explore the possibilities this splendid home presents!

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: E

Deposit: £1,825.00

Length of Tenancy: 6 months

Rent: £1,750 pcm

Property Type: Detached House

USPs: Allows children, Allows pets, Allows smokers

Parking: Double Garage

Heating: Gas

## Front Exterior



---

## W.C

## Living Room



---

## Dining Room



---

## Kitchen



---

## Utility Room



## Bedroom 1



## Bedroom 2



## En-Suite



## Bedroom 3



## Bedroom 4




## Bathroom



---

woo]



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(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 

Whitehouse Avenue, Burnhope, Durham, Durham, DH7 0EB

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

**83 Front Street, Stanley, Durham, DH9 0TB, Tel: 01207 236333, stanley@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



**RICS**

Client Money Protection

