



To rent

2 bed terraced house to rent in
Oakfield Lane, Consett, Durham, DH8 8AP

£650 pcm

 x2  x1  x1

Allocated parking

Unfurnished

Property features

- ✓ Popular Location
- ✓ Council Tax Band A
- ✓ Two Double Bedrooms
- ✓ Of Road 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

Arrange a viewing

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Senior Valuer
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are pleased to offer to the rental market this well-presented two-bedroom home, situated within a popular residential area of Consett.

The accommodation briefly comprises an enclosed entrance porch leading into a spacious living room with neutral two-tone décor, grey fitted carpet and feature fireplace. The fitted kitchen offers a range of cream wall and base units, coordinating worktops, integrated oven, electric hob and extractor hood, with glazed doors providing access to the rear garden.

To the first floor are two neutrally decorated bedrooms, with the main bedroom benefiting from fitted wardrobes incorporating mirrored doors. The bathroom is fitted with a white three-piece suite, including a panelled bath with overhead shower and screen.

Externally, the property benefits from allocated off-road parking and an enclosed rear garden featuring a paved patio, lawn and established planted borders.

Early viewing is recommended.

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: £812.50

Rent: £650 pcm

Property Type: Terraced House

USPs: Garden, Allows smokers

Parking: Allocated, Off Street

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

External

A brick-built home featuring an enclosed entrance porch, lawned front garden and pathway, together with allocated off-road parking.



Living Room

4.57m x 3.38m (14'11" x 11'1")

A spacious living room featuring neutral two-tone décor, fitted grey carpeting, a front-facing window, radiator and feature fireplace, with stairs leading to the first floor.



Kitchen

3.38m x 1.83m (11'1" x 6'0")

Fitted kitchen with a range of cream wall and base units, coordinating worktops and tiled splashbacks. Features an integrated oven, electric hob, extractor hood and stainless-steel sink, with glazed doors opening onto the rear garden.



Bedroom One

3.38m x 2.74m (11'1" x 8'11")

A well-proportioned double bedroom with neutral décor, grey fitted carpet, radiator and a range of fitted wardrobes incorporating mirrored doors.



Bedroom Two

3.38m x 2.15m (11'1" x 7'0")

A well-presented second bedroom with neutral décor, grey fitted carpet, window and radiator.



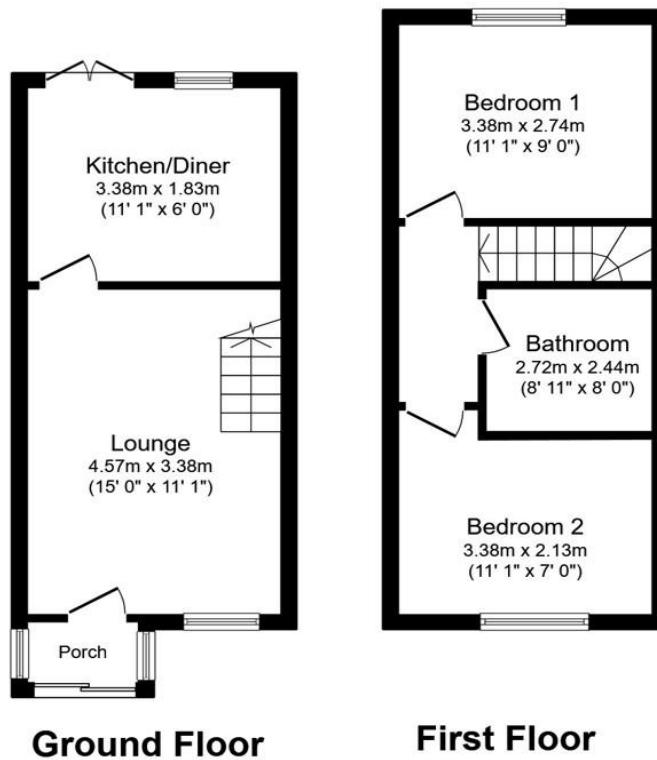
Bathroom

2.72m x 2.44m (8'11" x 8'0")

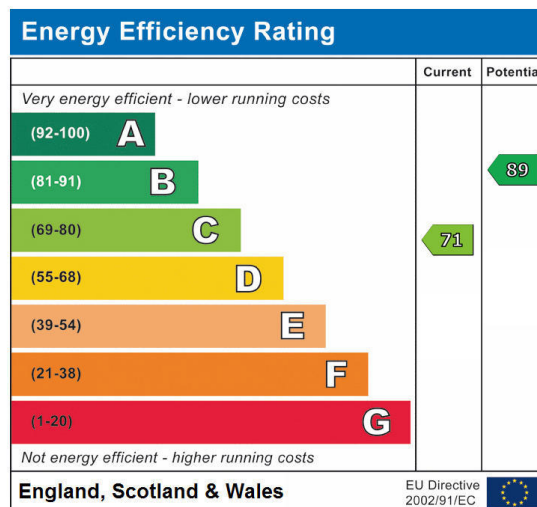
Fitted with a white three-piece suite comprising a panelled bath with overhead shower and screen, WC and wash basin. Finished with grey wall tiling and patterned flooring.

Garden

An enclosed rear garden featuring a paved patio, lawn and established borders with a variety of mature shrubs and trees.



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



Oakfield Lane, Consett, Durham, DH8 8AP

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

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