

2 bed upper flat to rent in NE35

Hedworth Lane, Boldon Colliery, Tyne and Wear, NE35 9HS

£650 pcm

x 2 x 1 x 1

On Street parking

Unfurnished

Property features

- Available Early May
- Two Bedrooms
- Upper Flat
- Close to Local Amenities and Transport Links
- 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: ADSL copper wire
- Mobile signal: Good

Arrange a viewing

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Jarrow

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- Flexible viewing slots
- Accompanied viewings

Description

Available from now is this two bedroom first floor flat to be let on an unfurnished basis.

The accommodation comprises; entrance hall with stairs to the first floor, lounge, modern fitted kitchen with a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, stainless steel sink with mixer tap, tiled splashback space for appliances, storage cupboard, UPVC double glazed window and radiator. Two bedrooms and bathroom/WC.

The property benefits from UPVC double glazing and gas central heating.

Great location close to all local amenities and good transport links.

Virtual tour available at link below:

https://tours.pattinson.co.uk/tour/1ga1g2b022

Please contact the Jarrow Branch for more information or to arrange a viewing.

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: £750.00

Rent: £650 pcm

Property Type: Upper Flat

USPs: Allows smokers

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

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

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: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

Front External



Entrance Hall

With stairs to the first floor.

Lounge

4.19m x 4.19m (13'8" x 13'8")

UPVC double glazed window to the rear, feature fireplace and radiator.

Kitchen

3.71m x 2.96m (12'2" x 9'8")

With a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, stainless steel sink with mixer tap, tiled splashback space for appliances, storage cupboard, UPVC double glazed window and radiator.



Bedroom One

4.83m x 2.32m (15'10" x 7'7")

UPVC double glazed window to the front and radiator.



Bedroom Two

4.82m x 2.86m (15'9" x 9'4")

L shaped bedroom with UPVC double glazed window to the front and radiator.



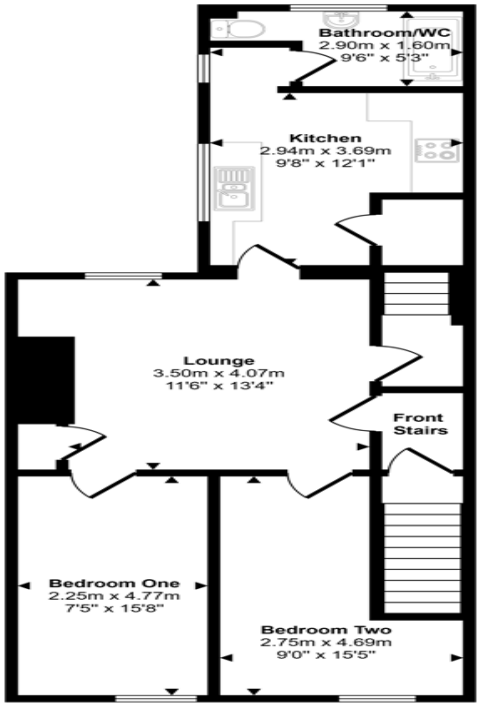
Bathroom/WC

2.94m x 1.62m (9'7" x 5'3")

White three piece bathroom suite comprising; bath with shower over, hand wash basin, low level WC, UPVC double glazed window and heated towel rail.

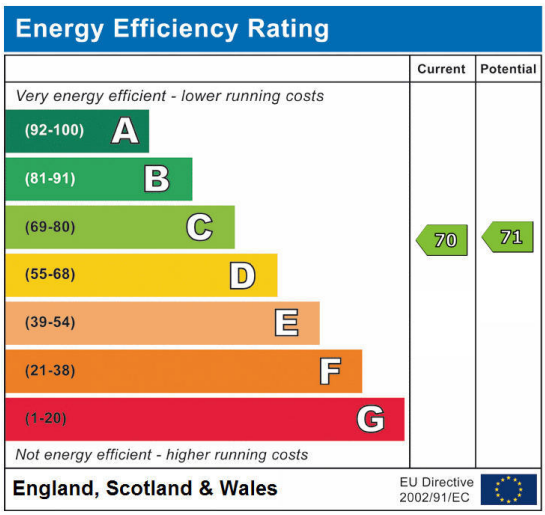


Approx Gross Internal Area
63 sq m / 674 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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

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