



To rent

3 bed terraced house to rent in

Lanehouse Road, Thornaby,
Stockton-on-Tees, Durham, TS17 8AF

£650 pcm

 x3  x1  x2

On Street parking

Unfurnished

Property features

- ✓ THREE GOOD SIZED BEDROOMS
- ✓ NEW CARPETS
- ✓ NEWLY DECORATED
- ✓ ENCLOSED REAR COURTYARD
- ✓ EPC Rating D

Key Information

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

Arrange a viewing

Melanie Devine
Branch Manager
Stockton On Tees

01642 210132
stockton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

This delightful, newly renovated terraced house is nestled in the heart of Thornaby. The house boasts a large Living Room leading into a Dining Room, a good sized Kitchen, a family Bathroom and Three generously sized Bedrooms. Externally the property benefits from a rear enclosed rear courtyard. The property has recently undergone some upgrades including being fully re-decorated, new carpets and a renovated Kitchen. Its strategic location within Thornaby guarantees easy access to local businesses, shops, primary schools and both local and public transportation links.

UNFURNISHED

AVAILABLE NOW

EPC RATING D

COUNCIL TAX BAND A

GUARANTOR REQUIRED

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

Length of Tenancy: 6 months

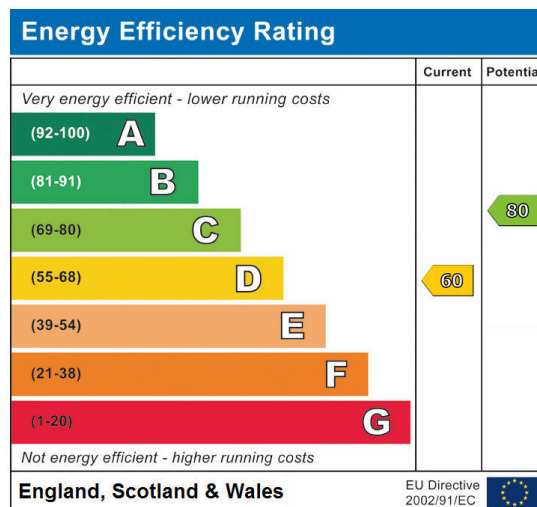
Rent: £650 pcm

Property Type: Terraced House

USPs: Allows children, Allows pets, Allows smokers

Parking: On Street

Heating: Gas



Lanehouse Road, Thornaby, Stockton-on-Tees, Durham, TS17 8AF

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

20 Bishop Street, Stockton, Cleveland, TS18 1SY, Tel: 01642 210132, stockton@pattinson.co.uk, www.pattinson.co.uk

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RICS

Client Money Protection

