



2 bed upper flat to rent in NE22

Ravensworth Street, Bedlington,
Bedlington, Northumberland, NE22 7JP

£625 pcm

 x 2  x 1  x 1

On Street parking

Unfurnished

Property features

- ✓ Convenient Location - Train Station, A189
- ✓ Available Now!
- ✓ Two Bedrooms
- ✓ Unfurnished
- ✓ 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

Faye McCarthy
Branch Manager
Bedlington

01670 568097
bedlington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

***AVAILABLE SOON ***

We offer a nicely presented and good sized first floor flat, located on the conveniently placed Ravensworth Street. Situated close to the Bedlington train station and within good reach of the A189 Spine Road. The home is also within walking distance of local amenities, schools and shops.

The property is offered on an UNFURNISHED basis and is available NOW.

The internal accommodation is well proportioned, briefly comprising: entrance hall, first floor landing, spacious living room, fitted kitchen and bathroom and two bedrooms, both are decent sized rooms.

Externally, to the rear there is a private yard.

To obtain further information or to arrange an internal viewing, please contact the local lettings team on 01670 568097.

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: £721.15

Rent: £625 pcm

Property Type: Upper Flat

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

Mobile signal coverage: Good

Entrance

Double glazed entrance door opening into the lengthy hall. A staircase takes you to the first floor accommodation. Off the landing there is access into the living room and bedrooms.

Living Room

A pleasant room located to the rear with a double glazed window, central heating radiator, wood effect laminate flooring. Access into bedroom two and the kitchen.



Another Living Room Image



Kitchen

Fitted with a modern range of wall and base units with complementing work surfaces and sink unit with tap and drainer, space for cooker, fridge/freezer and plumbing for washing machine. Double glazed window to the side, staircase leading to the ground floor and onward access into the bathroom.

Agent's notes - the free-standing cooker is not being included within the let.



Another Kitchen Image



Bathroom

A white three piece suite comprising: bath with shower over, low level WC and wash hand basin. Tiling to the walls, lino to the floor, double glazed window to the side elevation, central heating radiator.



Bedroom One

A decent sized room located at the front of the building. Double glazed window, central heating radiator.



Bedroom Two

Another decent sized room, located off the living room. Double glazed window to the front elevation, central heating radiator.



Outside

There is a private yard to the rear of the building.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC 	

Ravensworth Street, Bedlington, Bedlington, Northumberland, NE22 7JP

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

**17-18 Market Place, Bedlington, Northumberland, NE22 5TN, Tel: 01670 568097,
bedlington@pattinson.co.uk, www.pattinson.co.uk**

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