



## 2 bed terraced house to rent in

Thirsk Road, Kirklevington, Yarm, Durham,  
TS15 9WE

# £750 pcm

 x 2  x 2  x 1

Allocated parking

Unfurnished

## Property features

- ✓ Two Double Bedrooms
- ✓ Two En-Suite Shower Rooms
- ✓ Fitted Wardrobes In Both
- ✓ Popular Kirklevington Location
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Air Source Heat Pump

## Arrange a viewing

Melanie Devine  
Branch Manager  
Stockton On Tees

01642 210132  
stockton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

A well-presented two-bedroom mid-terraced property situated within the highly sought-after village of Kirklevington, offering modern and spacious accommodation throughout.

The property briefly comprises an entrance hallway, a spacious lounge, a modern kitchen/dining area, and a convenient ground floor WC. To the first floor are two generous double bedrooms, both benefiting from fitted wardrobes and their own en-suite shower rooms.

Ideally suited to professionals, couples, or small families, the property is located within easy reach of Yarm High Street, excellent transport links, and a range of local amenities.

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: C

Deposit: £775.00

Rent: £750 pcm

Property Type: Terraced House

USPs: Allows children, Allows pets

Parking: Allocated

Heating: Air Source Heat Pump

## Entrance



---

## Lounge



---

## Kitchen/Dining Room



---

## Stairs to First Floor

---

## Bedroom One



---

## Ensuite 1



## Bedroom Two



---

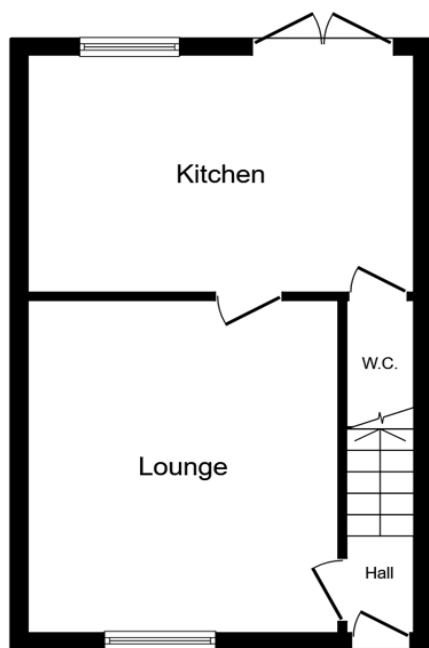
## En-Suite 2



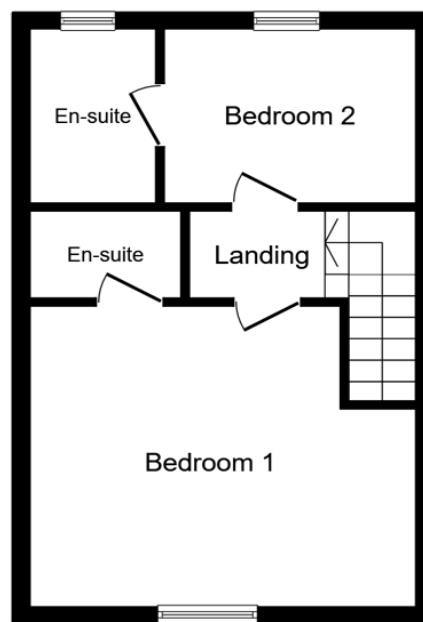
---

## External





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

| Energy Efficiency Rating                           |                         |           |
|----------------------------------------------------|-------------------------|-----------|
|                                                    | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92-100) <b>A</b>                                  |                         |           |
| (81-91) <b>B</b>                                   |                         | 90        |
| (69-80) <b>C</b>                                   | 75                      |           |
| (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 |           |

Thirsk Road, Kirklevington, Yarm, Durham, TS15 9WE

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](mailto:stockton@pattinson.co.uk), [www.pattinson.co.uk](http://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**

