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people that know property

## 2 bed end of terrace house to rent in DL14

Maude Terrace, Evenwood, Bishop Auckland, Durham, DL14 9RU

# £575 pcm

🛏 x2 🪑 x1 🚿 x1

On Street parking

Unfurnished

## Property features

- ✓ End of Terrace property
- ✓ Well Presented Throughtout
- ✓ Spacious garden
- ✓ High ceilings
- ✓ EPC Rating D

## Key Information

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

## Arrange a viewing

Kathryn Greensmith  
Branch Manager  
Durham City

0191 3832133  
durham@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson Estate Agents are delighted to bring to the rental market this excellent two bedroom end terrace property located in Evenwood, Bishop Auckland.

Offering spacious accommodation throughout, this property will make an ideal home for its next occupants. Downstairs, the entrance hallway leads into the open-plan living and dining area, that features a cosy log burner in the living room and double aspect windows to the front and rear elevations. To the back of the property lies the kitchen, which is fitted with top and base units, wood effect worktops, double aspect windows and access into the garden.

Upstairs, there are two well-sized bedrooms, the largest to the front of the property with a fireplace feature and wood flooring. To the back of the property the second bedroom is a sizeable double, and the family bathroom offers a three piece suite with plenty of space for storage. Externally there is a garden to the front of the property that stretches around the side, joining to the rear yard which is accessible via the kitchen.

Evenwood is a small village located within close proximity to its neighbouring town of Bishop Auckland, which offers a wide range of local amenities. There are also links to Barnard Castle, Darlington and further to Durham City.

We anticipate this property will be very popular so contact Pattinson Durham to arrange your viewing as soon as possible - 01913832133.

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: £600.00

Length of Tenancy: 6 months

Rent: £575 pcm

Property Type: End of terrace house

USPs: Allows children, Allows pets

Parking: On Street

Heating: Gas

## Living Room

3.89m x 3.31m (12'9" x 10'10")

Large living room to the front of the property with long burning fire and window to the front elevation.



## Dining Room

3.92m x 2.82m (12'10" x 9'3")

Spacious dining room to the back of the property with window to the rear elevation.



## Kitchen

3.00m x 2.39m (9'10" x 7'10")

Bright kitchen with white top and base units and wood effect worktop. Partial tiles and black backsplash. Integrated hob and oven, along with space and plumbing for a washing machine and dryer. Access to the rear yard and side garden via external door.



## Bedroom 1

4.89m x 3.29m (16'0" x 10'9")

Huge double bedroom situated to the front of the property, with large window to the front elevation.



## Bedroom 2

3.01m x 2.86m (9'10" x 9'4")

Double bedroom to the back of the property with window overlooking the rear yard.



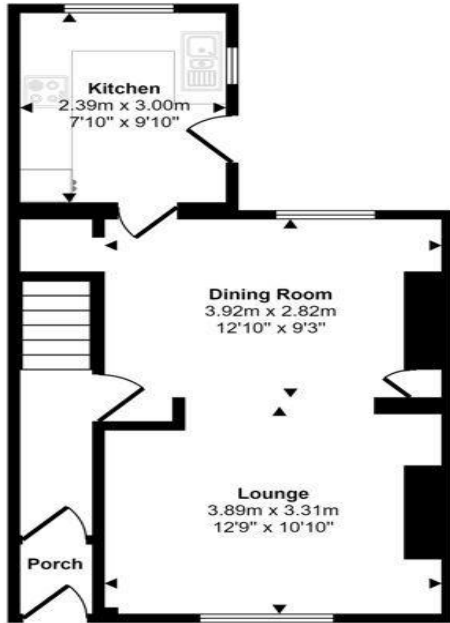
## Bathroom

3.03m x 2.52m (9'11" x 8'3")

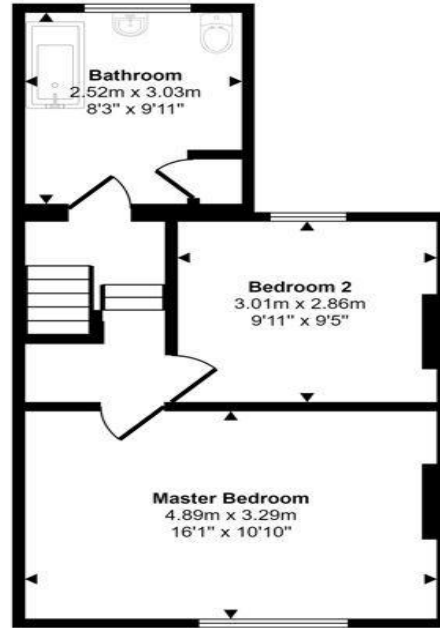
Huge three piece suite bathroom, with frosted glass window to the rear elevation. WC, hand basin and bath with shower over.



Approx Gross Internal Area  
77 sq m / 833 sq ft



Ground Floor  
Approx 38 sq m / 414 sq ft



First Floor  
Approx 39 sq m / 419 sq ft

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(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

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

**105 Gilesgate, Durham City, County Durham, Tyne & Wear, DH1 1JA, Tel: 0191 3832133,  
durham@pattinson.co.uk, www.pattinson.co.uk**

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