## 2 bed ground floor flat to rent in

William Street, Blyth, Blyth,
Northumberland, NE24 2HR

# £600 pcm

x 2 x 1 x 1

Off Street parking

Unfurnished

## Property features

- Well presented
- Two bedrooms
- Ground floor flat
- EPC Rating C

## Key Information

- Council Tax: Band A
- EPC Rating: C
- Heating supply: Gas

## Arrange a viewing

Linda Ritchie
Senior Manager
Blyth

01670 369000
blyth@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

## Description

Well presented, two bedroom ground floor flat available to rent. Positioned in William Street, Blyth, this property is easily accessible and ideally located for local amenities, shops and transport links.

The property offers comfortable living and benefits from two bedrooms, open plan lounge/kitchen and a modern bathroom. Externally there is a low maintenance private rear yard with off street parking.

Early viewing is recommended.

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

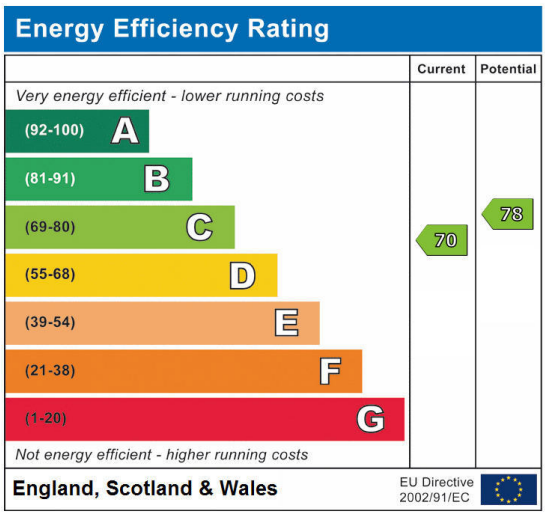
Deposit: £692.31

Rent:  £600 pcm

Property Type: Ground floor flat

Parking: Off Street

Heating: Gas




William Street, Blyth, Blyth, Northumberland, NE24 2HR

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

**76 Waterloo Road, Blyth, Northumberland, NE24 1DG, Tel: 01670 369000, blyth@pattinson.co.uk, 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 firms employment has the authority to make or give any representation or warranty in respect of the property.