



2 bed terraced house to rent in

Warren Street, Horden, Peterlee, Durham,
SR8 4NA

£500 pcm

H x 2 D x 1 B x 2

On Street parking

Unfurnished

Property features

- ✓ Recently Refurbished
- ✓ Popular Horden Location
- ✓ 2 Double Bedrooms
- ✓ Court Yard to The Rear
- ✓ EPC Rating D

Key Information

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

Arrange a viewing

Claire Nasir
Senior Manager
Peterlee

0191 5183521
peterlee@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Refurbished two-bedroom terraced property is available immediately and has been updated throughout to provide modern and comfortable accommodation.

The property briefly comprises of an entrance leading into a spacious lounge, providing a bright and welcoming living space. To the rear is a well-presented kitchen/diner offering ample wall and base units together with space for dining and entertaining. To the first floor are two well-proportioned bedrooms along with a contemporary family bathroom fitted with a modern suite. Externally, the property benefits from an enclosed yard to the rear providing a low-maintenance outdoor space.

Conveniently located within reach to local amenities, schools, transport links and Horden Railway Station, this property offers excellent access to surrounding towns and commuting routes.

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: £576.92

Rent: £500 pcm

Property Type: Terraced House

USPs: Allows smokers

Parking: On Street

Heating: Gas

Entrance



Lounge

4.62m x 4.10m (15'1" x 13'5")



Kitchen/Diner

4.50m x 2.75m (14'9" x 9'0")



1st Floor Landing

Bedroom 1

3.65m x 3.60m (11'11" x 11'9")



Bedroom 2

3.31m x 2.85m (10'10" x 9'4")



2.32m x 1.48m (7'7" x 4'10")



Floor Plan





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Warren Street, Horden, Peterlee, Durham, SR8 4NA

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

2 Yoden Way, Peterlee, County Durham, SR8 1BP, Tel: 0191 5183521, peterlee@pattinson.co.uk, www.pattinson.co.uk

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