



2 bed semi-detached house to rent in SR8

Hillside Villas, Horden, Peterlee, Durham, SR8 4QY

£650 pcm

 x2  x1  x1

Driveway parking

Unfurnished

Property features

- ✓ Well-presented two-bedroom semi-detached home
- ✓ Spacious and bright lounge
- ✓ Two generously sized bedrooms
- ✓ Modern family bathroom
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Arrange a viewing

Claire Nasir
Senior Manager
Peterlee

0191 5183521
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Well-Presented Two Bedroom Semi-Detached Home | Popular Residential Location | Available To Let

Situated in a popular residential area of Horden, this well-presented two-bedroom semi-detached home offers spacious and comfortable accommodation, making it an ideal choice for couples, small families or professionals seeking a well-located rental property.

The accommodation briefly comprises a welcoming entrance hallway leading into a bright and generously sized lounge, providing an excellent space for relaxing or entertaining. The fitted kitchen offers ample cupboard and worktop space, with access to the rear of the property.

To the first floor are two well-proportioned bedrooms, both offering comfortable living space and plenty of room for furnishings. Completing the accommodation is a modern family bathroom fitted with a white three-piece suite comprising a panelled bath with shower over, wash hand basin and low-level WC.

Externally, the property benefits from enclosed gardens, providing a pleasant outdoor space to enjoy throughout the year.

Conveniently located close to a range of local amenities including shops, schools and healthcare services, the property also enjoys excellent transport links, with Horden Railway Station and regular bus routes providing easy access to Peterlee, Durham and the surrounding areas.

Offering spacious accommodation in a convenient location, this excellent rental home is expected to attract high levels of interest. Early viewing is highly 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: £675.00

Rent: £650 pcm

Property Type: Semi-detached house

USPs: Garden, Allows children, Allows pets, Allows smokers

Parking: Driveway


Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		88
(69-80) C	71	
(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 

Hillside Villas, Horden, Peterlee, Durham, SR8 4QY

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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