



2 bed end of terrace house to rent in NE10

Rydal, Gateshead, Tyne and Wear, NE10 0XH

£850 pcm

 x2  x1  x1

Garage parking

Unfurnished

Property features

- ✓ TWO BEDROOM END OF TERRACE
- ✓ SPACIOUS LOUNGE
- ✓ LARGE KITCHEN/DINER
- ✓ GARAGE/OFF STREET PARKING
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Phil Whiteside
Branch Manager
Low Fell

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents welcome to the rental market this Two Bedroom End Terraced property located on Rydal, Gateshead.

Benefitting from spacious living throughout, the property offers a large Living room and Kitchen Diner, in addition to a Sun Room accessed from the Lounge. To the upper floor lies Two Bedrooms and a Family Bathroom with access to an additional staircase to the loft, which provides a large storage space and potential to upscale.

Ideally located for local schools, the property is also close to local amenities including Supermarkets, local high street convenience stores as well as excellent local transport links including Metro Stations at Heworth and Pelaw for direct travel to Newcastle City Centre, Sunderland City Centre, South Shields and the coast. Road links are also nearby for travel via the A1, A19 and Tyne Tunnel for much more of the North East.

Briefly comprising Internally of; Porch / Entrance, Hallway, Lounge, Sun Room, Kitchen / Diner leading to Rear Porch. To the first floor Bedroom One, Bedroom Two, & Family Bathroom, staircase to Loft Space. Externally, private enclosed gardens to the front and rear, along with a separate garage .

Call Pattinson Low Fell on 0191 4878898 or email low.fell@pattinson.co.uk

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: £875.00

Length of Tenancy: 6 months

Rent: £850 pcm

Property Type: End of terrace house

USPs: Allows children, Allows pets

Parking: Garage, On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

External Front



Porch/Entrance

2.80m x 1.40m (9'2" x 4'7")



Lounge

3.00m x 2.20m (9'10" x 7'2")

Double glazed window to front aspect, gas fire with feature surround, gas central heating radiator, door leading to large Kitchen / Diner, French doors to Sun-room;



Kitchen/Diner

5.50m x 2.75m (18'0" x 9'0")

A range of wall and base units with contrasting work surfaces, composite sink with mixer tap over, integrated electric oven, electric hob, with extractor over, space for fridge freezer, plumbing for dishwasher, combi boiler, built in storage, gas central heating radiator, double glazed window to rear aspect, single glazed window to rear porch, glazed door leading to rear porch;



Rear Porch

1.40m x 1.40m (4'7" x 4'7")

Double glazed windows to side and rear aspect, part glazed door leading to rear garden;



First Floor Landing

loft access, doors to;



Bedroom One

4.53m x 2.78m (14'10" x 9'1")

Double glazed window to front aspect, gas central heating radiator, door to loft space;



Bedroom Two

3.32m x 3.12m (10'10" x 10'2")

Double glazed window to rear aspect, gas central heating radiator, built in storage, built hanging space;



Bathroom

A suite comprising; Bath with electric shower over, pedestal wash hand basin, w/c, part tiles walls, gas central heating radiator, double glazed window to rear aspect;



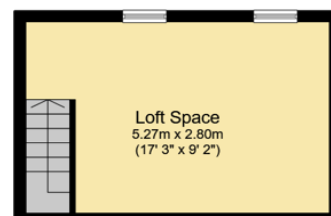
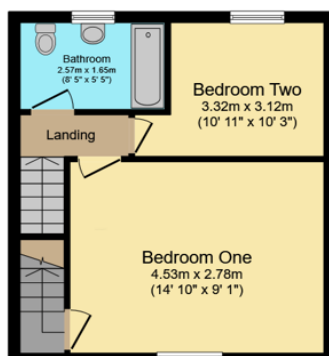
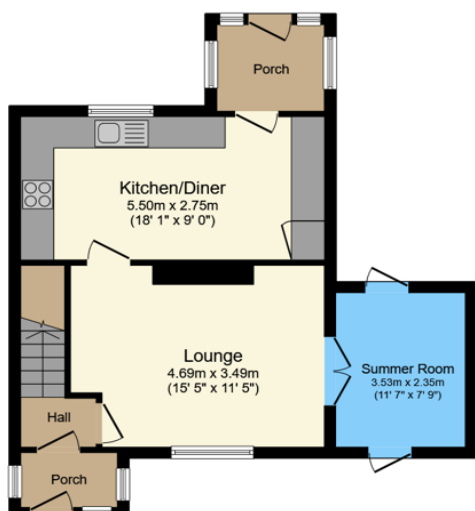
2 x Tilting skylight, built in storage, under eve storage;

5.27m x 2.80m (17'3" x 9'2")

External Rear

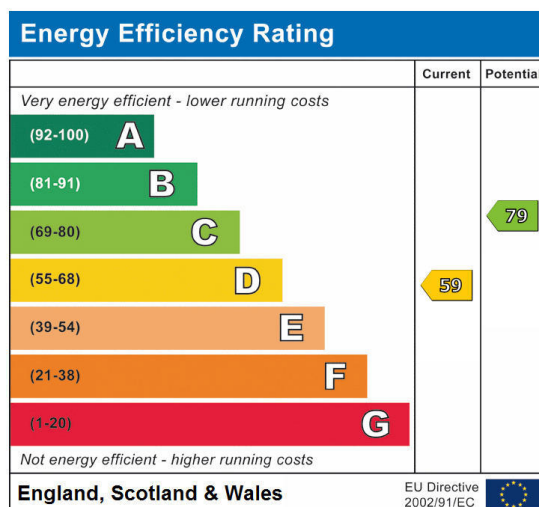
Private enclosed walled garden, paved patio leading from rear porch, decorative stone patio, gated access to rear lane;





TOTAL: 103.0 sq.m. (1,108 sq.ft.)

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



Rydal, Gateshead, Tyne and Wear, NE10 0XH

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

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