

**To rent**

3 bed upper flat to rent in NE3

Hyde Terrace, Gosforth, Newcastle upon Tyne, Tyne and Wear, NE3 1AT

£750 pcm

 Per month

 x3  x1  x1

On Street parking

Unfurnished

Property features

- ✓ Prime Location
- ✓ Three Bedrooms
- ✓ Upper Flat
- ✓ On street parking
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Maurice Porteous
Branch Manager
Gosforth

0191 2303365
gosforth@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson welcome to the rental market, this upper flat ideally located in the sought-after location of Gosforth, Newcastle upon Tyne. Spread across a generous layout, this property boasts three well-proportioned bedrooms that provide ample room for relaxation and restful sleep.

Stepping into the flat, you will be welcomed by an inviting reception room, perfect for lounging or entertaining guests, making it the ideal space to unwind after a long day. This room exudes a warm, laid-back charm, augmented by its tasteful decor.

The property is also complemented by a single, well-outfitted bathroom, creating a refreshing space to start or end your day.

Located in a serene, residential neighbourhood, this flat provides a perfect balance of city convenience and suburban peace. Gosforth boasts excellent transport links and a range of local amenities including shops, parks and reputable schools.

In entirety, this is a fabulous rental opportunity for individuals looking for style, convenience and a touch of tranquil living.

Don't miss this opportunity to call this property your new home.

Furnished with the following white goods, Fridge freezer and washing machine.

Early viewings are 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: £850.00

Rent: Per month £750 pcm

Property Type: Upper Flat

USPs: Garden, Allows children, Allows pets

Parking: On Street

Heating: Gas



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Hyde Terrace, Gosforth, Newcastle upon Tyne, Tyne and Wear, NE3 1AT

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

210 High Street, Gosforth, Newcastle Upon Tyne, Tyne & Wear, NE3 1HH, Tel: 0191 2303365, gosforth@pattinson.co.uk, www.pattinson.co.uk

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