



To rent

## 2 bed lower flat to rent in NE30

Rosedale Terrace, North Shields, Tyne and Wear, NE30 2HP

# £850 pcm

 x 2  x 1  x 1

On Street parking

Unfurnished

## Property features

- ✓ Ground Floor Flat.
- ✓ Two Bedrooms.
- ✓ Popular Location.
- ✓ No Upper Chain.
- ✓ EPC Rating C

## Key Information

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

## Arrange a viewing

Louise Tully  
Branch Manager  
Whitley Bay (Coastal Team)

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Situated on the ever-popular Rosedale Terrace in North Shields,

The property provides spacious accommodation throughout, featuring a bright and welcoming lounge, a well-appointed kitchen, two well-proportioned bedrooms, and a family bathroom. Benefiting from the convenience of ground floor living, the home also offers private outdoor space to the rear, ideal for relaxing or entertaining.

Perfectly positioned within a sought-after residential area, the property is within easy reach of a wide range of local amenities, schools, excellent transport links, and the vibrant Fish Quay, with its popular bars, restaurants, and coastal walks nearby.

Early viewing is highly recommended to appreciate the accommodation and desirable location on offer.

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: £980.77

Rent: £850 pcm

Property Type: Lower Flat

Parking: On Street

Heating: Gas

## Main bedroom



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## Kitchen



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## Bedroom Two



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## Lounge



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## Bathroom





| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 74      | 76                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

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

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**Client Money Protection**

