



2 bed terraced house to rent in

Tower Street West, Sunderland, Tyne and Wear, SR2 8JY

£600 pcm

 x2  x1  x1

On Street parking

Unfurnished

Property features

- ✓ 2 Bedroom cottage property
- ✓ Recent refurbishment
- ✓ Popular location
- ✓ Immediate availability
- ✓ 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: ADSL copper wire
- ✓ Mobile signal: Good

Arrange a viewing

Beth Curtis
Sales Negotiator
Sunderland

0191 5143929
sunderland@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are delighted to welcome to the rental market this two-bedroom, mid-terraced cottage situated on Tower Street West, Hendon.

Having undergone a recent full refurbishment, the property is presented to an excellent standard and is available immediately on an unfurnished basis. The property is ideally located for tenants requiring convenient access to both Sunderland Royal Hospital and Sunderland University.

The accommodation briefly comprises an entrance hall leading into a comfortable lounge, which features a rear-facing double glazed window, media points, and a central heating radiator. Adjoining the lounge is a fitted kitchen complete with wall and base units, a single drainer sink, a gas cooker point, space for a washing machine, and tiled walls.

The sleeping accommodation consists of two bedrooms. The spacious master bedroom features a front-facing double glazed window and a radiator, while the second bedroom provides a versatile space overlooking the rear.

The accommodation is completed by a family bathroom fitted with white tiled walls, a step-in shower cubicle, a low-level WC, and a pedestal wash hand basin.

Externally, the property benefits from an enclosed private yard to the rear with gated access.

Early viewings are highly recommended.

To arrange your viewing or for further information, please contact the Pattinson Sunderland branch.

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: £692.31

Rent: £600 pcm

Property Type: Terraced House

USPs: Allows smokers

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(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 

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

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sunderland@pattinson.co.uk, www.pattinson.co.uk**

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