



To rent

2 bed upper flat to rent in NE32

Leicester Way, Jarrow, Tyne and Wear,
NE32 4XF

£650 pcm

 x2  x1  x1

On Street parking

Unfurnished

Property features

- ✓ TWO BEDROOM UPPER FLAT
- ✓ FELLGATE ESTATE
- ✓ SPACIOUS LOUNGE & BEDROOMS
- ✓ CLOSE TO AMENITIES & PUBLIC TRANSPORT
- ✓ 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

Jason Olley
Branch Manager
Jarrow

0191 4897431
jarrow@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents welcome to the rental market this Two Bedroom Upper Flat located on Leicester Way, Fellgate, Jarrow.

Situated on the popular Fellgate Estate, the property is available on an unfurnished basis and boasts a spacious lounge, two well sized bedrooms & a modern bathroom suite. The property is ideally located for local amenities with public transport from Fellgate Metro Station for direct travel to Newcastle City Centre, Sunderland City Centre & South Shields. Local road links also give quick access to the A19, A1 & Tyne Tunnel.

Briefly comprises; Entrance, Stairs to First Floor Landing, Bedroom One, Bedroom Two, Bathroom, Lounge & Kitchen.

Call Pattinson Jarrow on 0191 4897431 or email jarrow@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: £750.00

Rent: £650 pcm

Property Type: Upper Flat

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

External Front

Porch/Entrance

1.52m x 1.29m (4'11" x 4'2")

UPVC part glazed door leading to entrance, stairs to first floor;



First Floor Landing

1.71m x 1.45m (5'7" x 4'9")

Loft access;



Lounge

4.45m x 3.55m (14'7" x 11'7")

Double glazed window to front aspect, gas central heating radiator, laminate flooring;



Kitchen

2.55m x 2.08m (8'4" x 6'9")

A range of wall, base and display units with contrasting work surfaces, stainless steel sink with mixer tap over, electric oven, gas hob with extractor over, tiled splashbacks, space for fridge/freezer, plumbing for washing machine, double glazed window to rear aspect;



Bedroom One

3.66m x 2.66m (12'0" x 8'8")

Double glazed window to front aspect, gas central heating radiator, built in wardrobes, laminate flooring;



Bedroom Two

2.94m x 2.73m (9'7" x 8'11")

Double glazed window to rear aspect, gas central heating radiator, built in storage with combi boiler;



Bathroom

2.12m x 1.54m (6'11" x 5'0")

A white suite consisting of bath with electric shower over, pedestal wash hand basin, W/C, tiled flooring, feature tiled walls, double glazed window to rear aspect;





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
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:

67 Ellison Street, Jarrow, South Tyneside, Tyne & Wear, NE32 3JU, Tel: 0191 4897431, jarrow@pattinson.co.uk, www.pattinson.co.uk

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