2 bed upper flat to rent in NE40

Main Street, Crawcrook, Ryton, Tyne and Wear, NE40 4NB

£850 pcm

x 2 x 1 x 1

Allocated parking

Unfurnished

Property features

- Two bedroom
- Parking to rear
- Situated in Crawcrook
- Close to local amenities
- EPC Rating C

Key Information

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

Arrange a viewing

Lyndsay Greenwell
Senior Manager
Whickham

0191 477 5116
whickham@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

We are thrilled to present this charming two-bedroom first-floor maisonette located in the desirable area of Crowcrook, just a stone's throw away from a variety of local amenities and convenient transport links.

This inviting accommodation is designed for comfortable living and briefly comprises a staircase leading up to a spacious lounge that welcomes an abundance of natural light, a well-appointed kitchen perfect for culinary enthusiasts, and a modern bathroom. The upstairs features two cozy bedrooms, offering a peaceful retreat at the end of the day.

Additionally, residents will benefit from designated parking at the rear, making this a perfect choice for those seeking both convenience and comfort in a vibrant community setting.

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

Rent: £850 pcm

Property Type: Upper Flat

Parking: Allocated

Heating: Gas

Lounge

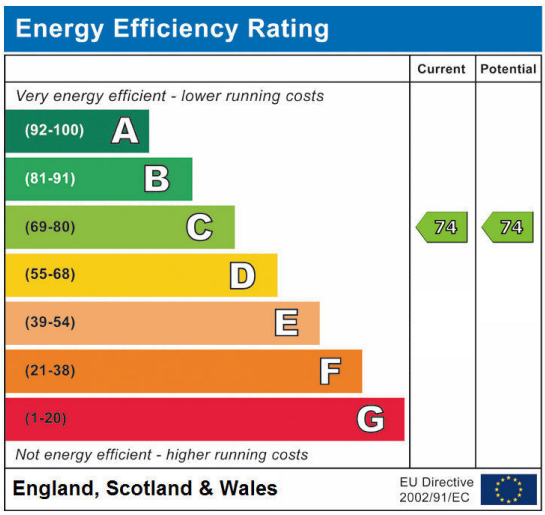
Kitchen

Bathroom

Master bedroom

Bedroom two

Parking



Main Street, Crawcrook, Ryton, Tyne and Wear, NE40 4NB

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

4 Fellside Road, Whickham, Newcastle Upon Tyne, Tyne & Wear, NE16 4JU, Tel: 0191 477 5116, whickham@pattinson.co.uk, www.pattinson.co.uk

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