

**To rent**

2 bed terraced house to rent in

Pasture Row, Eldon, Bishop Auckland,
Durham, DL14 8UZ

£675 pcm

 x 2  x 1  x 1

On Street parking

Unfurnished

Property features

- ✓ Two Bedroom Mid-Terrace
- ✓ Two Reception Rooms
- ✓ Spacious Living Space
- ✓ Large Garden
- ✓ 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

Kathryn Greensmith
Branch Manager
Durham City

0191 3832133
durham@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are pleased to offer to the rental market this two-bedroom mid-terrace property situated on Pasture Row, Eldon, Bishop Auckland. The property provides accommodation over two floors and may appeal to tenants seeking convenient access to local amenities and transport links within the surrounding area.

The accommodation briefly comprises an entrance hallway, lounge, dining room and kitchen/diner to the ground floor. To the first floor there are two bedrooms and a family bathroom. Externally, the property benefits from a lawned garden to the front and an enclosed rear courtyard with gated access to the rear lane.

Eldon is a village located close to Bishop Auckland, offering access to a range of local amenities, schools and transport connections. The property is well positioned for travel throughout County Durham and neighbouring towns.

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: £778.85

Rent: £675 pcm

Property Type: Terraced House

USPs: Garden, Allows smokers

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

Entrance Hallway

Accessed via a UPVC entrance door. Staircase leading to the first floor and carpeted flooring.

Lounge

3.82m x 4.24m (12'6" x 13'10")

Double glazed window to the front aspect, central heating radiator, gas fire and laminate flooring.



Dining Room

4.75m x 2.45m (15'7" x 8'0")

Double glazed window to the rear aspect, central heating radiator and laminate flooring.



Kitchen

3.62m x 2.29m (11'10" x 7'6")

Fitted with a range of wall and base units incorporating roll-top work surfaces and tiled splashbacks. One-and-a-half bowl inset stainless steel sink with drainer and mixer tap. Integrated electric oven with four-ring hob. Plumbing for a washing machine and space for a fridge freezer. Combi boiler, central heating radiator and laminate flooring. Double glazed window and access to the rear courtyard.



First Floor Landing

Loft access and carpeted flooring.

Bedroom One

4.23m x 3.27m (13'10" x 10'8")

Double glazed window to the front aspect, central heating radiator, built-in storage and laminate flooring.



Bedroom Two

2.47m x 3.27m (8'1" x 10'8")

Double glazed window to the rear aspect, central heating radiator and laminate flooring.



Family Bathroom

2.10m x 3.61m (6'10" x 11'10")

Fitted with a white suite comprising low-level WC, pedestal wash hand basin and panelled bath with mains-fed shower over. Double glazed window, built-in storage, central heating radiator, part tiled walls and vinyl flooring.



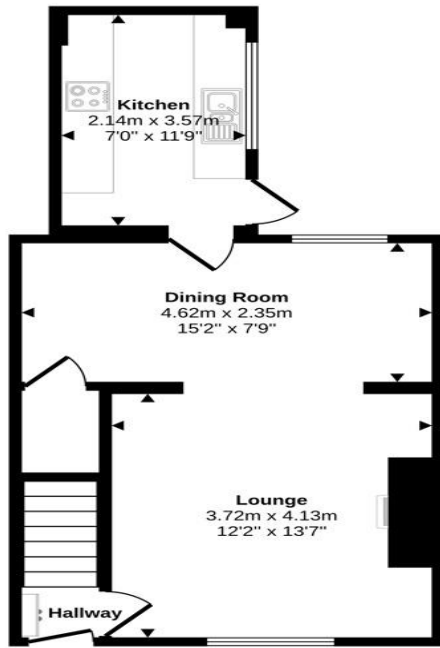
Externally

Front - Lawned garden with pathway leading to the entrance door.

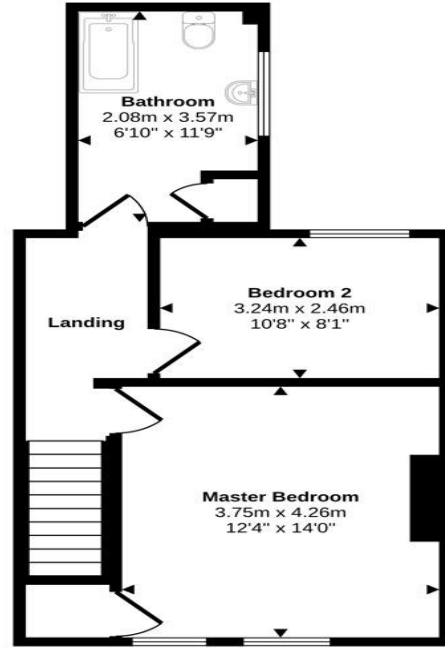
Rear - Enclosed walled courtyard with gated access and access to the rear lane.



Approx Gross Internal Area
81 sq m / 873 sq ft

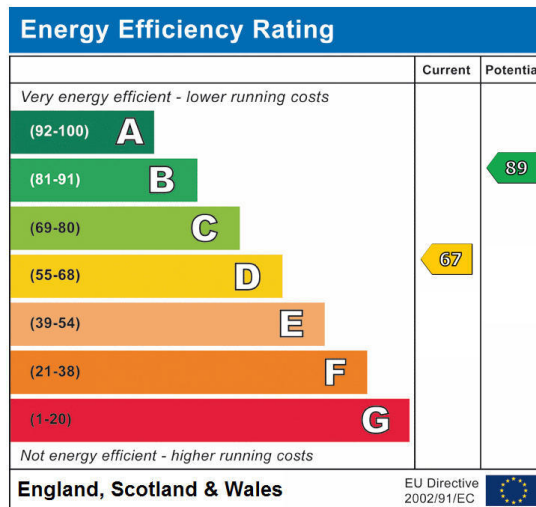


Ground Floor
Approx 40 sq m / 430 sq ft



First Floor
Approx 41 sq m / 443 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Pasture Row, Eldon, Bishop Auckland, Durham, DL14 8UZ

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

105 Gilesgate, Durham City, County Durham, DH1 1JA, Tel: 0191 3832133, durham@pattinson.co.uk, www.pattinson.co.uk

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Client Money Protection

