

2 bed end of terrace house to rent in SR2

Finchale Close, Sunderland, Tyne and Wear, SR2 8AR

£650 pcm

x 2 x 1 x 1

On Street parking

Unfurnished

Property features

- Two-bedroom end-terraced house
- Spacious reception room
- Modern fitted kitchen
- Contemporary bathroom
- EPC Rating C

Key Information

- Council Tax: Band A
- EPC Rating: C
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water

Arrange a viewing

Claire Nasir
Senior Manager
Peterlee

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- Flexible viewing slots
- Accompanied viewings

Description

Two Bedroom End-Terraced House To Rent.

Pattinson Estate Agents are delighted to welcome to the rental market this attractive two-bedroom end-terraced house, situated in Sunderland.

The property offers well-presented accommodation, comprising a welcoming reception room, two bedrooms, a fitted kitchen and a modern bathroom, providing comfortable living space for individuals, couples or a small family.

Further benefits include allocated parking and gas central heating throughout.

The property is offered to let on a residential basis.

Council Tax Band: To be confirmed.

Early viewing is highly recommended to appreciate the accommodation 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: £750.00

Rent: £650 pcm

Property Type: End of terrace house

USPs: Garden, Allows smokers

Parking: On Street

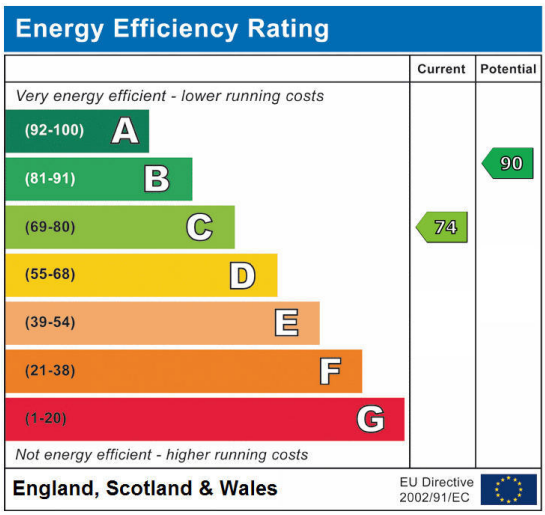
Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic





Finchale Close, Sunderland, Tyne and Wear, SR2 8AR

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

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