

3 bed end of terrace house to rent in NE46

Manor Cottages, Humshaugh, Hexham, Northumberland, NE46 4AU

£1,200 pcm

x 3 x 2 x 1

Allocated parking

Unfurnished

Property features

- 3 Bedroom Stone Semi Detached House
- Renovated to a High Standard
- Inglenook fireplace
- Outside Storage
- EPC Rating C

Key Information

- Council Tax: Band C
- EPC Rating: C
- Heating supply: Oil
- Electric supply: National Grid
- Water supply: Direct mains water
- Mobile signal: Good

Arrange a viewing

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Branch Manager
Hexham

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- Flexible viewing slots
- Accompanied viewings

Description

Pattinson welcome to the rental market this beautifully presented, three bedroom terraced house, located in Humshaugh, Northumberland.

The property briefly comprises an entrance hall, living room, kitchen and bedroom with en-suite to the ground floor, and two double bedrooms and family bathroom to the first floor. Externally, there are gardens to the front and courtyard to the rear with an outbuilding, along with an allocated car parking space in the communal car park at the end of the terrace. Retaining many of the original features, this property blends modern living, with traditional elements, and creates a warm and welcoming feeling which complements the property. This property offers an opportunity to have an allotment.

Humshaugh is a desirable location, featuring a village shop, village hall that has many activities, doctors' surgery, St Peters' Church, playing fields and a Church of England First School. It is conveniently located for access to Hadrian's Wall, with Chesters Roman Fort approximately 1 mile from the property. You also have road access to Hexham, Newcastle and Carlisle via the A69, and bus access to Bellingham and Hexham via the 680 bus, which runs throughout the day in each direction.

Please contact the team at Pattinson Hexham to arrange a viewing.

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: C

Deposit: £1,384.62

Rent: £1,200 pcm

Property Type: End of terrace house

USPs: Allows smokers

Parking: Allocated

Heating: Oil

Electric: National Grid

Water: Direct mains water

Air conditioning: No

Mobile signal coverage: Good

Living Room

5.97m x 5.15m (19'7" x 16'10")



Kitchen

4.48m x 2.55m (14'8" x 8'4")



Master Bedroom

4.18m x 3.29m (13'8" x 10'9")



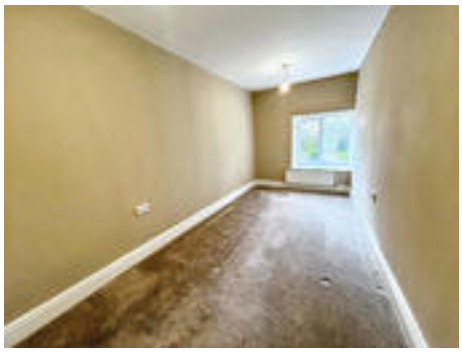
Bedroom Two

2.65m x 5.08m (8'8" x 16'8")



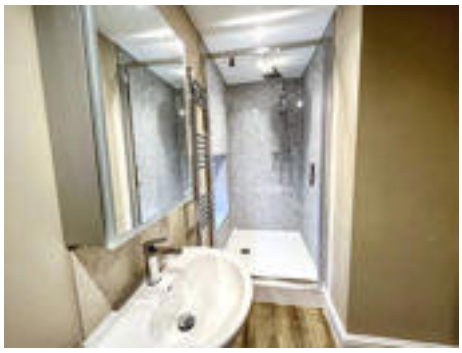
Bedroom Three

2.09m x 4.92m (6'10" x 16'1")



En-Suite

3.22m x 0.95m (10'6" x 3'1")



Family Bathroom

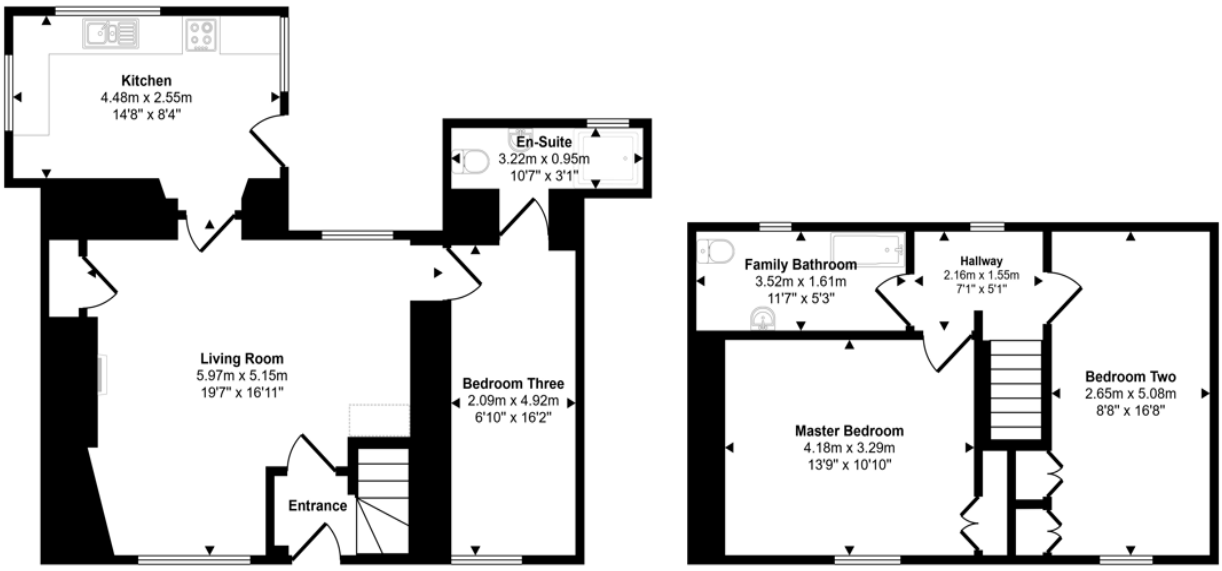
3.52m x 1.61m (11'6" x 5'3")



External



Approx Gross Internal Area
109 sq m / 1170 sq ft

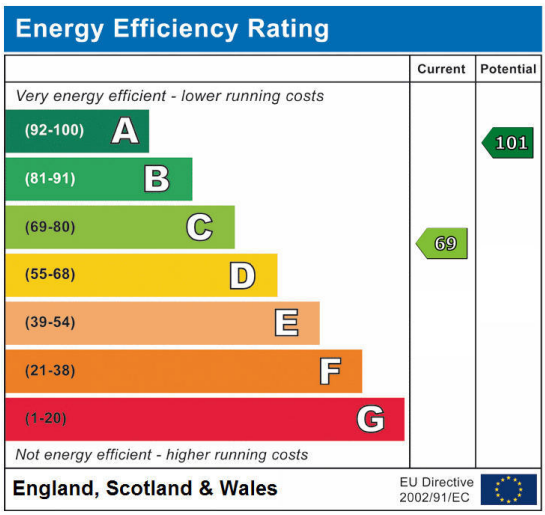


Ground Floor
Approx 65 sq m / 695 sq ft

First Floor
Approx 44 sq m / 475 sq ft

Denotes head height below 1.5m

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.



Manor Cottages, Humshaugh, Hexham, Northumberland, NE46 4AU

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

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