2 bed apartment to rent in NE47

Ratcliffe Road, Haydon Bridge, Hexham, Northumberland, NE47 6ER

£675 pcm

x 2 x 1 x 1

On Street parking

Unfurnished

Property features

- EPC Rating B

Key Information

- Council Tax: Band B
- EPC Rating: B
- Heating supply: Electric

Arrange a viewing

Lucy Sage
Branch Manager
Hexham

01434 605376
hexham@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents are pleased to welcome to the rental market this unfurnished two bedroom apartment in Haydon Bridge, Hexham. The property offers a practical layout with one reception room, two bedrooms and a bathroom, making it suitable for a variety of tenants.

This apartment is fitted with electric heating and comes with the advantage of allocated parking. Smokers are permitted at this property, providing added flexibility for prospective tenants.

Located in Haydon Bridge, this apartment offers straightforward living in a sought-after area. Enquiries are encouraged 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: B

Deposit: £778.85

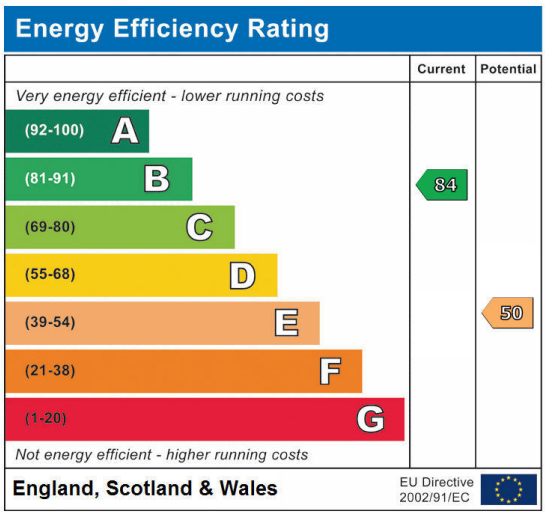
Rent: £675 pcm

Property Type: Apartment

USPs: Allows smokers

Parking: On Street

Heating: Electric



Ratcliffe Road, Haydon Bridge, Hexham, Northumberland, NE47 6ER

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

15 Priestpopple, Hexham, Northumberland, Tyne & Wear, NE46 1PH, Tel: 01434 605376, hexham@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.