2 bed terraced house to rent in

Henson Close, Washington, Tyne and Wear, NE38 7RL

£825 pcm

x 2 x 1 x 1

Allocated parking

Unfurnished

Property features

- Two bedroom
- Garage
- Long term let available
- Fully redecorated
- EPC Rating C

Key Information

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

Arrange a viewing

Sam Tollett
Senior Manager
Washington

0191 4154467
washington@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents are pleased to welcome to the rental market this fully redecorated, immaculate two bedroom house in Washington. This property is available for a long term let and offers a comfortable layout with a large bright reception room with full length windows, a modern kitchen and bathroom.

This home features gas heating and comes with a low maintenance rear garden and a garage. With an EPC rating of 71, it provides efficient energy performance.

This is an excellent opportunity for those seeking a well-presented house in a convenient location. Contact Pattinson Estate Agents to arrange a viewing or for further information.

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: £951.92

Rent: £825 pcm

Property Type: Terraced House

USPs: Allows smokers

Parking: Allocated

Heating: Gas

External

Living Room

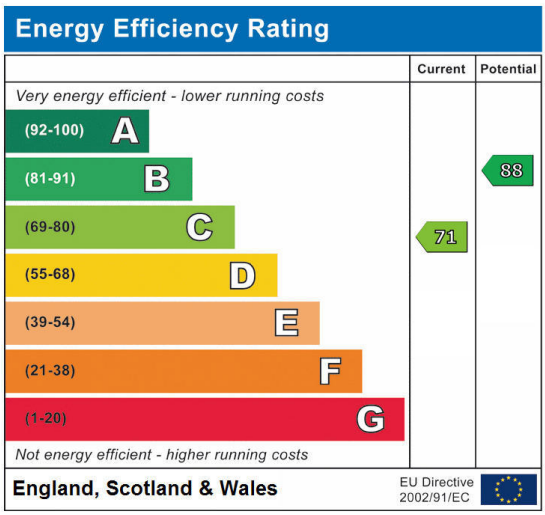
Kitchen

Bedroom 1

Bedroom 2

Bathroom

Garden



Henson Close, Washington, Tyne and Wear, NE38 7RL

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

55 The Galleries, Washington, Tyne & Wear, NE38 7SA, Tel: 0191 4154467, Fax: 0191 4154313, washington@pattinson.co.uk, www.pattinson.co.uk

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