

2 bed lower flat to rent in NE34

Richmond Road, West Harton, South Shields, Tyne and Wear, NE34 0QQ

£700 pcm

x 2 x 1 x 1

On Street parking

Unfurnished

Property features

- TWO BEDROOM LOWER FLAT
- GAS CENTRAL HEATING AND DOUBLE GLAZED
- GREAT LOCATION AND AMENITIES
- SOLD VACANT OR TENANTED
- EPC Rating C

Key Information

- Council Tax: Band A
- EPC Rating: C
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: ADSL copper wire
- Mobile signal: Good

Arrange a viewing

Emily Blenkinsop
Sales Negotiator
South Shields

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- Flexible viewing slots
- Accompanied viewings

Description

Welcoming to the rental market this two-bedroom lower flat positioned in the heart of West Harton, South Shields. Occupying a sought-after location, this property benefits from an array of local amenities all within easy reach as West Harton houses several retail outlets, restaurants and recreation facilities, ensuring your every need is met within a short distance from your new residence.

As you step into this property, you will be pleased to discover a warm and inviting space blessed with gas central heating throughout. Natural light fills the rooms as they have been fitted with double-glazed windows, ensuring a bright, welcoming home that's also energy efficient.

This charming lower flat features two spacious bedrooms, each offering a peaceful retreat at the end of your day. The reception room provides ample space, perfect for cosy family gatherings or hosting friends. The layout also includes a well-appointed bathroom that beautifully complements the overall comfort of the flat.

This delightful two-bedroom lower flat exudes a vibrant charm that's set against the backdrop of a bustling yet friendly locale – making it a decidedly appealing choice.

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: £807.69

Rent: £700 pcm

Property Type: Lower Flat

Parking: On Street

Year built: 1900

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

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

Upvc door to the entrance hallway with doors to the lounge, bedroom one and bedroom two.



Lounge

Double glazed window to the rear central heating radiator. Door to the kitchen.



Kitchen

Fitted with a range of wall and base units with roll top work surfaces, stainless steel sink unit with mixer tap and splash back. Electric oven and gas hob with extractor hood, plumbed for automatic washing machine. Double glazed window to the side and central heating radiator.



Bedroom One

Double glazed bay window to the front and central heating radiator.



Bedroom Two

Double glazed window to the rear central heating radiator.

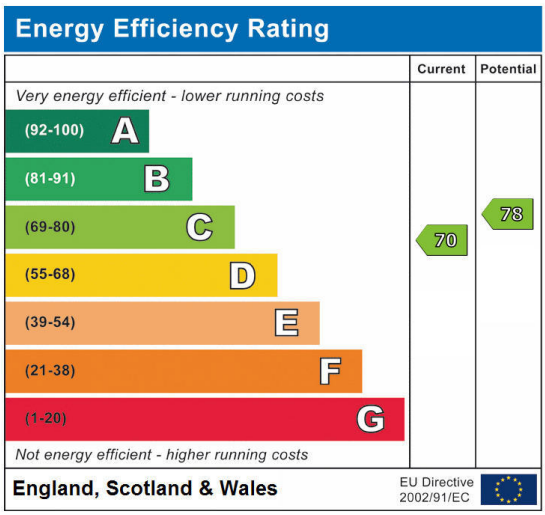


Bathroom

Comprising low level w.c., panelled bath and pedestal wash basin.







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

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