

2 bed semi-detached house to rent in DH8

Evansleigh Road, Consett, Durham, DH8 8AQ

£700 pcm

x 2 x 1 x 1

On Street parking

Unfurnished

Property features

- Large Garden
- Fantastic Position and Plot
- Well Presented Throughout
- Two bedroom Semi -Detached
- EPC Rating D

Key Information

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

Arrange a viewing

Richard Brough
Senior Valuer
Consett

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- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents are pleased to offer to let this two-bedroom semi-detached home on Evansleigh Road, Consett. The living room features a fireplace and French doors opening directly onto the garden, while the fitted galley kitchen offers a good run of worktop and cupboard space. Upstairs, the landing leads to two bedrooms and a bathroom.

Outside, the property has a good-sized lawned garden with a small paved area. There is a public parking bay beside the property, with parking subject to availability.

Contact Pattinson Consett 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: A

Deposit: £807.69

Rent: £700 pcm

Property Type: Semi-detached house

USPs: Garden, Allows smokers

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

External

A footpath leads across the grass to the front entrance. A public parking bay is located beside the property, with parking subject to availability.

The French doors from the living room open directly onto an enclosed lawned garden with established shrubs and timber fencing.



Living Room

4.02m x 3.87m (13'2" x 12'8")

A living room with wood flooring, a feature fireplace and glazed French doors that bring in natural light and open directly onto the garden.



Kitchen

1.86m x 4.93m (6'1" x 16'2")

A fitted galley kitchen with wood-effect units, dark worktops, a tiled splashback and patterned flooring. There is a built-in oven and hob with an extractor above, a stainless steel sink with drainer and space beneath the worktop for appliances. Two windows provide natural light along the length of the kitchen.



Bedroom One

2.96m x 3.90m (9'8" x 12'9")

The larger of the two bedrooms, with space for a double bed and freestanding furniture.



Bedroom Two

2.94m x 3.01m (9'7" x 9'10")

A second bedroom with a window, offering flexibility as a bedroom, guest room or home office.



Bathroom

1.60m x 1.80m (5'2" x 5'10")

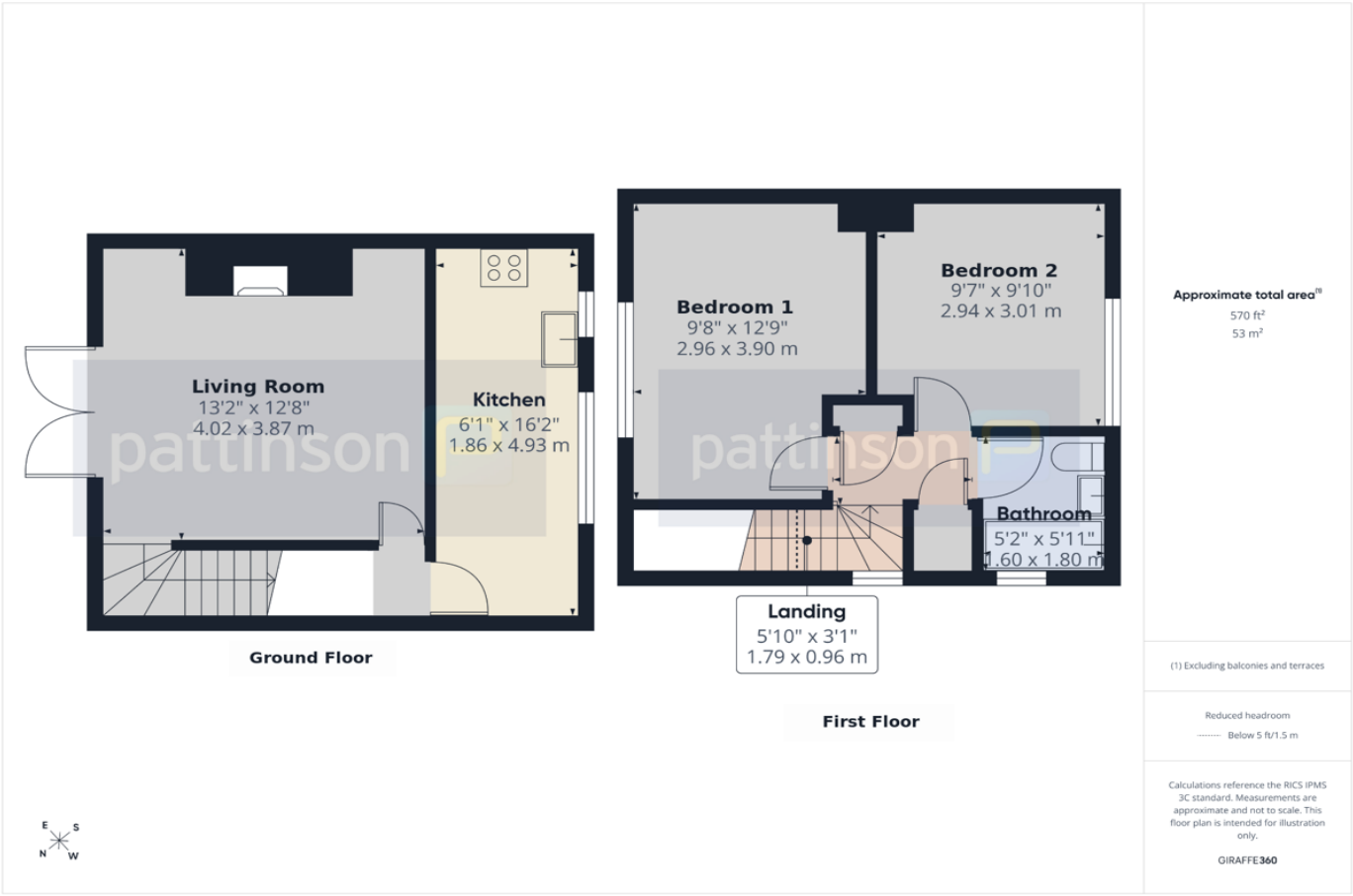
Fitted with a bath with shower over, wash hand basin and WC, with a window for natural light.

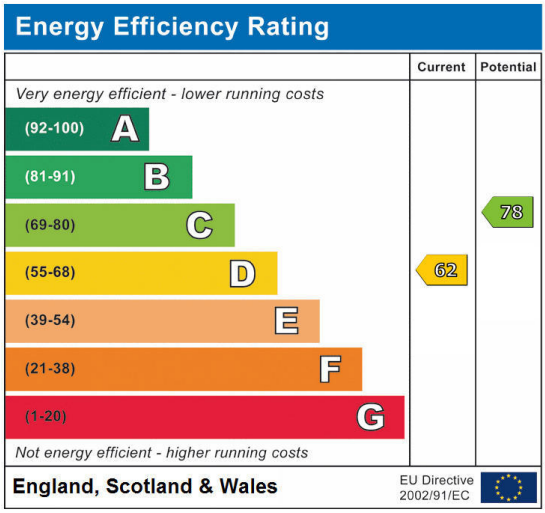


Garden

To the rear and side of the house is a larger lawned garden with a small paved area. This part of the garden is currently open along part of the boundary.







Evansleigh Road, Consett, Durham, DH8 8AQ

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

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