







- Popular Location
- Available now
- Close To Amenities
- Viewing Recommended
- Part Furnished
- Two Bedrooms
- Council Tax Band \*B\*
- Call For More Information







Jan Forster Estates are delighted to offer to the rental market this two bedroom terraced house in the very popular Staithes development. Available January 2025.

The property, which is offered part furnished, briefly comprises to the ground floor:- entrance hall, cloakroom/WC, open plan lounge/kitchen with fitted units, integrated oven, and hob, and French doors to the rear garden. To the first floor, there are two good-sized bedrooms and a three piece bathroom WC with a shower over the bath. Externally the property benefits from a garden to the rear and allocated parking.

For more information and to book a viewing please call our team on 0191 236 1079.

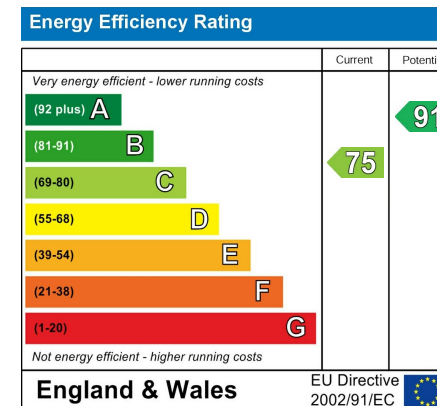
Council Tax band \*B\*.



Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded down to the nearest £5.00**. This Holding Deposit will be off-set against the first month's rental payment received.

The Holding Deposit is non-refundable should you fail the Right To Rent checks, you provide misleading information, you withdraw from the property or you fail to take reasonable steps to enter into a tenancy within the agreed timescale. The Holding Deposit does not constitute the offer of acceptance of a tenancy until such time as successful referencing is completed and the Tenancy Agreement is signed and executed by both parties. We will liaise with you to agree on a start date for the tenancy.

Schedule 2 of the Tenant Fees Act 2019 – Treatment of the Holding Deposit – governs how we deal with the Holding Deposit. This Schedule applies where a Holding Deposit is paid to either a Landlord or Letting Agent in respect of a proposed tenancy of housing in England. In this Schedule, 'the deadline for agreement' means the fifteenth day of the period beginning with the day on which the Landlord or Letting Agent receives the Holding Deposit. Unless both parties agree otherwise, this Holding Deposit must be returned to you if it is decided by the Landlord or Letting Agent not to proceed with the tenancy after a Holding Deposit has been paid. The deposit must be returned to you no later than 7 days after a decision is made not to proceed.



## The difference between house and home

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[www.janforsterestates.com](http://www.janforsterestates.com)

Gosforth

0191 236 2070

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Property Management Centre

0191 236 2680

