







 **3**

 **1**

 **1**

- **Three Bedrooms**
- **Unfurnished**
- **Off Street parking**
- **Council Tax Band \*B\***
- **Call For More Information**

- **Available January 2025**
- **Semi Detached House**
- **Attached Garage**
- **Viewing Recommended**







THREE BEDROOM, SEMI DETACHED HOUSE with GARAGE in Holywell. Offered unfurnished and available NOW! 2025

Internally the property briefly comprises to the ground floor: - entrance porch, spacious lounge diner with feature fireplace and patio door out to the rear garden, kitchen with wall and floor units and breakfast bar. To the first floor there are three good sized bedrooms and a tiled family bathroom WC with shower over the bath. Externally there is a garden to the front with a driveway leading to the attached garage and there is a gravelled garden with a patio area to the rear.

This property is in a great position in Holywell Village, a semi-rural location with easy access to the coast, country walks and a variety of local shops. For more information, please call our Coastal team on 0191 257 2000.

For more information and to book a viewing, please call our Tynemouth branch on 0191 257 2000.

Council Tax Band \*B\*.

The owner is a relative of an employee of Jan Forster Estates and therefore in accordance with the Estate Agents Act 1979 and other legislation is considered to be an Estate Agent by association and we are making this disclosure to avoid any potential conflict of interests.

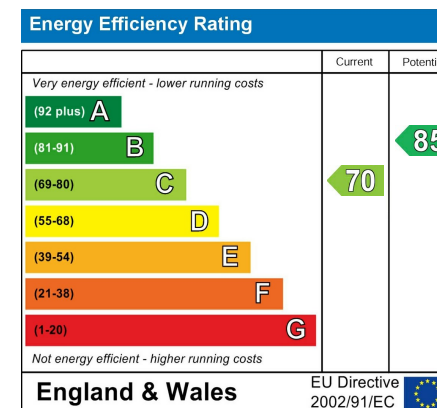




Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded 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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