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- Available Mid February
- Offered Unfurnished
- Semi-Detached Home
- Well-Presented
- Two Double Bedrooms
- Modern Fittings
- Desirable Location
- Angel of the North Nearby
- Video Tour Available
- Council Tax Band *B*





**** Video Tour on our YouTube Channel | <https://youtu.be/xnl6t6YmDzs> ****

This well presented two bedroom semi-detached property is available Mid February to rent. Located within a desirable residential area close to excellent local amenities and transport links, early viewings are a must on this stunning home.

Available on a unfurnished basis the property briefly comprises:- entrance hallway, modern fitted kitchen and spacious lounge with bay window and French doors to the rear garden. To the first floor there are two double bedrooms and modern three piece shower room. The property benefits from gas central heating and double glazing. Externally there is a gated driveway to the front, providing off-street parking, and a lovely rear garden with artificial grass, patio area and decked areas.

We anticipate a high level of interest on this property. For more information or to book a viewing please call our Low Fell team on 0191 487 0800.

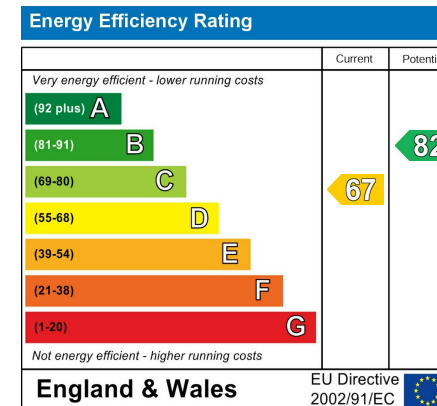
Council Tax Band *B*



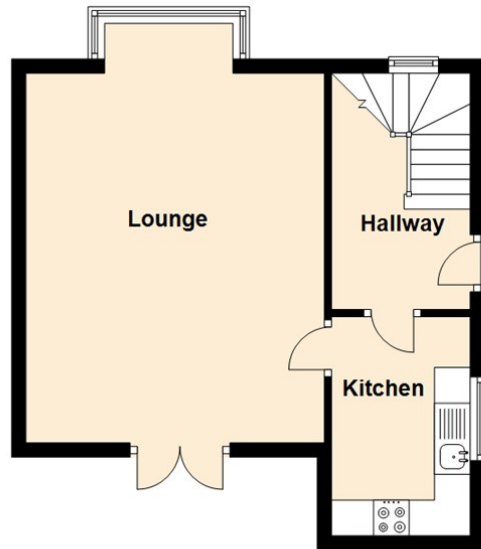
Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded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

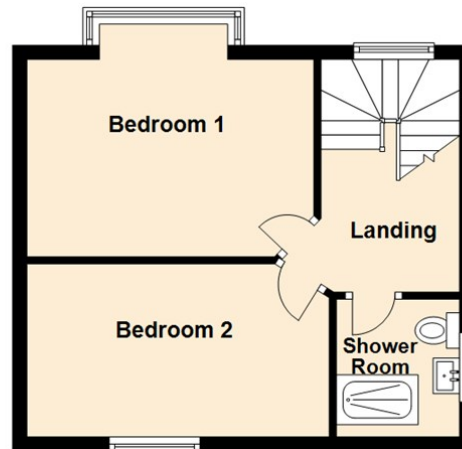
Schedule 2 of the Tenant Fees Act 2019 – Treatment of the Holding Deposit – governs how we deal with the Holding Deposit. This Schedule applies where a Holding Deposit is paid to either a Landlord or Letting Agent in respect of a proposed tenancy of housing in England. In this Schedule, 'the deadline 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.



Ground Floor



First Floor



The difference between house and home

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