





- Three Bedrooms
- Available NOW
- Unfurnished
- City Centre Living
- Roof Top Terrace
- Stunning Views
- MUST BE VIEWED
- Council Tax Band B





** Video Tour on our YouTube Channel | <https://youtu.be/8HFUQ4aHVLs> **

THREE BEDROOMS | ROOF TOP TERRACE WITH STUNNING VIEWS | AVAILABLE NOW

Jan Forster Estates are delighted to welcome to the market this unique three bedroom house in the centre of Newcastle upon Tyne, which benefits from a roof terrace. The property is available now on an unfurnished basis.

With dual access from both St, Nicholas Churchyard and Dean Street, this property really is in the centre of town with an abundance of bars, restaurants and shops on its doorstep, as well as being a walking distance away from the Quayside, Central Station and the Universities.

Brierley comprising; entrance hallway with under stair store, open plan lounge-kitchen which overlooks Dean Street. On the first floor, you can find the biggest of the three bedrooms with storage and the family bathroom with a separate WC. The second floor consists of two further bedrooms and access the roof terrace with panoramic city views.

For more information and to book your viewing please call our team on 0191 236 2070.

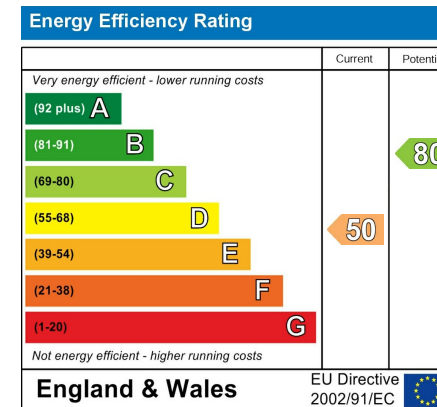
Council Tax Band *B*



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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