







- Terraced House
- Unfurnished
- Popular Location
- Allocated Parking
- Available September
- Three Bedrooms
- Private Rear Garden
- Excellent Transport Links
- Council Tax Band \*B\*







Available mid September on an unfurnished basis, this fantastic home located within the popular Staithes development must be viewed to appreciate the standard of accommodation on offer.

The property, which will appeal to a variety of buyers, briefly comprises:- hallway, ground floor WC, and an open plan lounge/kitchen with modern fitted units and French doors leading to the rear garden. To the first floor there are three good-sized bedrooms; bedroom one with an en-suite facility, and a three piece bathroom WC. The property benefits from gas central heating and double glazing.

Externally there are easy to maintain gardens to both the front and rear, and there is also a parking space to the front of the property.

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

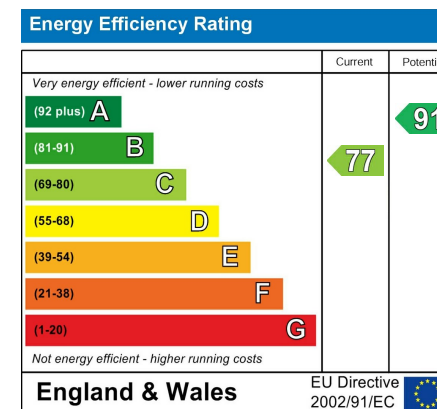
Council Tax band \*B\*.



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.



## The difference between house and home

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Gosforth	0191 236 2070
Newcastle	0191 284 4050
High Heaton	0191 270 1122
Tynemouth	0191 257 2000
Low Fell	0191 487 0800
Property Management Centre	0191 236 2680

