







3



2



1

- Semi Detached House
- Unfurnished
- Three Bedrooms
- Off-Street Parking
- Great Location
- Conservatory
- Available December
- Ground Floor Shower Room
- Breakfasting Kitchen
- Must be Viewed







**\*\* Video Tour on our YouTube Channel | <https://youtu.be/EY1Xvc2DjIU> \*\***

Truly a home to be proud of we offer to let this attractive semi detached house offering generous family accommodation, occupying a pleasant position within Melness Road, a popular area of Hazlerigg. Trunk roads and public transport links offer easy access to central Gosforth and Newcastle City Centre.

Briefly comprising:- entrance hallway, lounge/dining room with sliding doors leading to the conservatory, beautiful breakfasting kitchen, ground floor shower room, and storage. To the first floor, there is a landing, three good-sized bedrooms, and a family shower room WC.

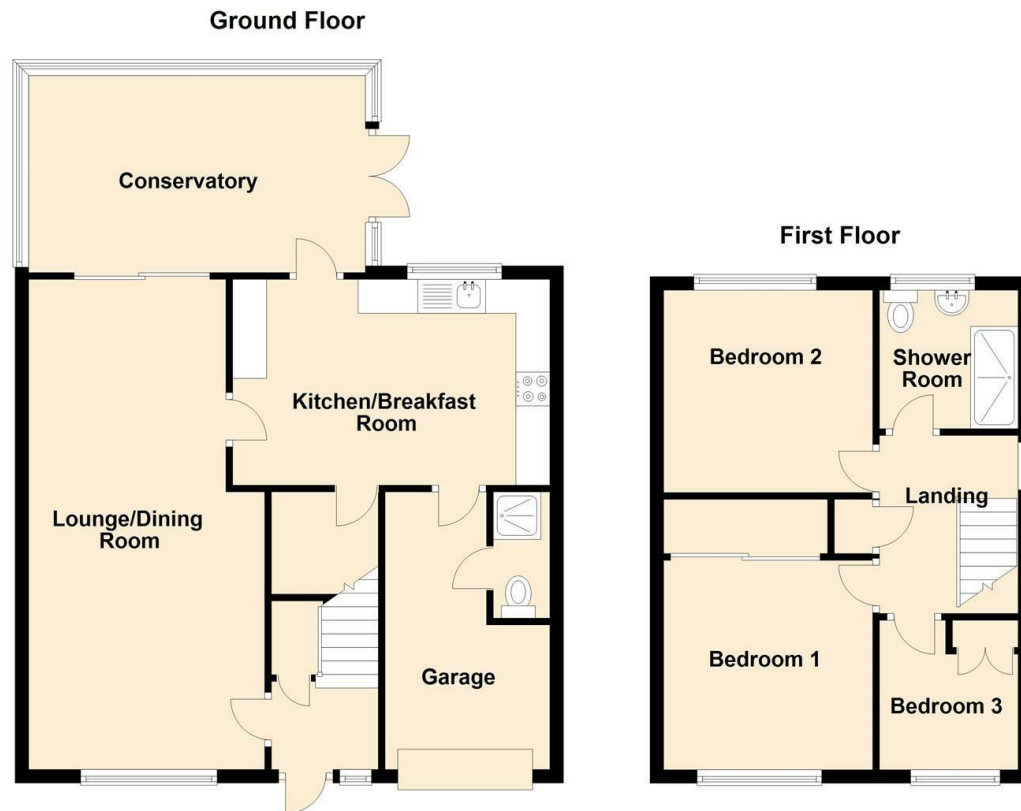
Externally the property boasts a block paved driveway to the front offering ample off-street parking and a private garden to the rear; perfect for those alfresco evenings. The property also boasts gas central heating, ample storage, and double glazing.

We anticipate an extremely high level of viewings on this spectacular family home. To arrange yours please call our Gosforth sales team on 0191 236 2070.

Council Tax band \*C\*







## The difference between house and home

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

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

