







- Popular Location
- End of Terrace
- Two Bathrooms
- Rear Garden
- Viewing Recommended
- Three Bedrooms
- Off Street Parking
- Ground Floor WC
- Council Tax Band \*B\*
- Available early January







**\*\* Video Tour on our YouTube Channel | <https://youtu.be/X8sqhYT-dyY> \*\***

This well presented, three-bedroom, end terrace home is available 6th of January 2025 on a part-furnished basis.

Located on Wyedale Way, the property offers ease of access to a wealth of local amenities including schools, shops, supermarkets, and leisure facilities with further amenities easily accessed via regular bus and Metro links.

Internal accommodation is spread over three floors, briefly comprising: - entrance hall, lounge, kitchen, utility area with access to the rear and a ground floor w.c. To the first floor there are two bedrooms and the family bathroom/w.c. To the second floor is the main double bedroom with en suite shower room. The property further benefits from gas central heating and double glazing.

Externally there is a town garden to the front along with off street parking and there is an easy to maintain garden to the rear.

The property really has to be viewed to appreciate the value of the accommodation on offer. Please call 0191 270 1122 for more information.

Council Tax band \*B\*.



## The difference between house and home

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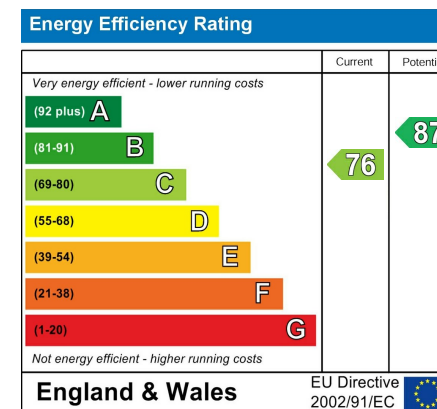


[www.janforsterestates.com](http://www.janforsterestates.com)

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.



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