



11 West Vallum, West Denton, Newcastle Upon Tyne, NE15 7TL

£875 Per Calendar Month



## Key features

- SEMI DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- MODERN FITTED KITCHEN
- WELL PRESENTED FAMILY BATHROOM
- SPACIOUS UTILITY ROOM
- OFF ROAD PARKING ON DOUBLE DRIVEWAY
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- WELL MAINTAINED GARDENS TO FRONT AND REAR
- AVAILABLE JUNE 2024



## Description

A lovely family home available to rent on a part furnished basis, located in a popular residential area in Newcastle Upon Tyne. The property has the benefit of gas central heating and UPVC double glazing. With great access to the A1M, local shops and schools. The property has a spacious double driveway to the front external, providing off street parking with a good size, well maintained garden to the rear. The property comprises of a lounge, modern fitted kitchen with built in cooking appliances, utility and downstairs w.c. A turning staircase leads to the first floor where there are two double bedrooms with neutral decor and modern bathroom with shower.



ENTRANCE HALL

LOUNGE  
14'5 x 11'6

KITCHEN/DINER  
11 x 10'3

REAR HALL

UTILITY  
18'1 x 5'8

DOWNSTAIRS W.C.  
4'11 x 2'7

BEDROOM ONE  
12 x 11'3

BEDROOM TWO  
9'4 x 8'2







BATHROOM

6'2 x 5'4

EXTERNAL

DISCLAIMER LETTINGS

WE REQUIRE


One month's rent in advance = £875

One month's rent as a damage deposit = £875


To hold this property from other viewings while references are carried out, we require one weeks rent as a holding deposit.

The particulars on these properties are set out as a general guidance for intended for tenants contracts The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the particulars. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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