





- Available NOW
- Three Bedrooms
- Semi Detached
- Sought After Location
- Part Furnished
- Double Drive
- En Suite
- Council Tax Band *B*





** Video Tour on our YouTube Channel | <https://youtu.be/xo2qxqt3aF8> **

THREE BEDROOMS | SEMI DETACHED | OFF-STREET PARKING

Jan Forster Estates present this semi detached three bedroom home on the ever desirable Byrewood Walk in Kenton.

The accommodation which is still very new briefly comprises:- entrance hallway with storage and ground floor WC, breakfasting kitchen with floor and wall units with integrated cooker/hob, lounge with under stair storage and French doors leading to the rear garden. Off the landing, to the first floor, there are three good-sized bedrooms; bedroom one benefitting from en-suite facilities, and there is a three piece family bathroom.

Externally there is a double length drive offering off-street parking and an enclosed rear garden, ideal for entertaining during those warm summer nights.

The property is very well positioned for access to Newcastle city centre, public travel links, and main trunk roads.

For more information and to book a viewing please call 0191 236 2070.

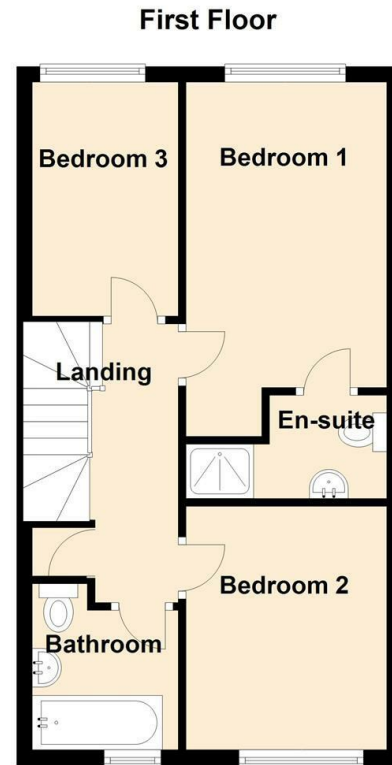
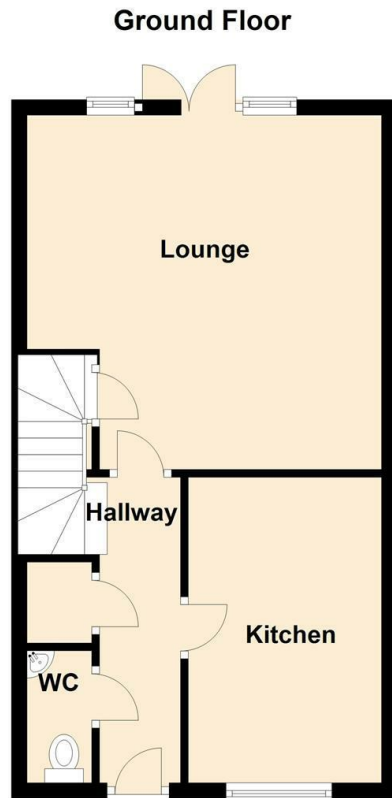
Council Tax band *B*.



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

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



www.janforsterestates.com

