







- Highly Sought After
- Available 1st June
- Detached House
- Four Bedrooms
- En-Suite
- Ground Floor WC
- Off-Street Parking
- Garage
- Council Tax Band \*E\*
- Must be Viewed







#### FOUR BEDROOM DETACHED HOUSE AVAILABLE 1ST JUNE 2024

Superb detached home available on Yeavinger Close, Gosforth. This property is within minutes walk of all the local amenities and will attract high interest!

The spacious lounge/dining room has been fitted with light laminate flooring and cream walls. There is plenty of space for all your own furnishings. The modern kitchen has an abundance of storage and offers fabulous views over the rear garden. Appliances include washing machine, dishwasher, and cooker. A separate downstairs WC and utility area are located at the rear of the kitchen.

To the first floor, you have four good-sized bedrooms; three doubles and a single, all have been carpeted throughout and will be unfurnished. The family bathroom has been partially tiled and fitted with WC, sink, and bath. An en-suite bathroom is also available in bedroom one.

Externally you have gardens to the front and rear PLUS a garage and driveway.

Please call out Gosforth branch on 0191 236 2070 to arrange your viewing.

Council Tax band \*E\*







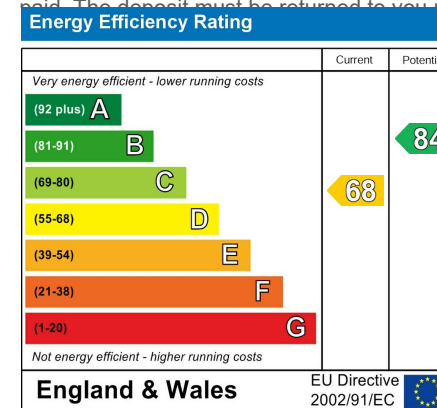
## The difference between house and home

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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



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