





- Available NOW
- Three Bedrooms
- Garage in a Block
- Sought After Location
- Unfurnished
- Semi Detached
- Council Tax Band B
- MUST BE VIEWED





### THREE BEDROOMS | AVAILABLE NOW | UNFURNISHED

Welcome to Tynell Walk, Newcastle Upon Tyne - a charming semi-detached house that could be your next home! This property boasts a spacious reception room, perfect for entertaining guests or relaxing with your family. With three cosy bedrooms, there's plenty of space for everyone to enjoy.

The house features a well-maintained shower room, ensuring your comfort and convenience. Parking is a breeze with ample resident parking to rear, making trips out or coming home an stress-free experience. Additionally, the garage to the rear provides extra storage space or a secure spot for your car.

Located in a desirable area, this property is available now for you to move in and make it your own. Being unfurnished allows you the freedom to decorate and style the house to your taste and preferences. Plus, with council tax band B, you'll enjoy reasonable council tax rates.

Don't miss out on this fantastic opportunity to live in a lovely home in Newcastle Upon Tyne. Contact us today to arrange a viewing and take the first step towards making this house your new sanctuary!





## The difference between house and home

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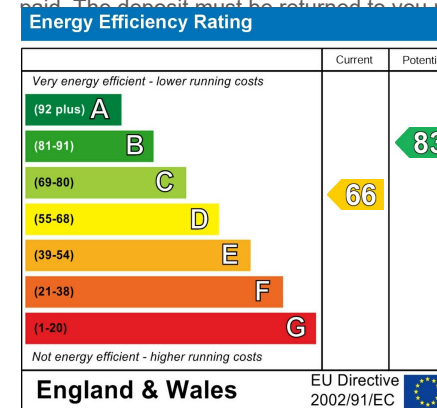


[www.janforsterestates.com](http://www.janforsterestates.com)

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



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Newcastle	0191 284 4050
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