





- **Unfurnished**
- **Off Street Parking**
- **Private Rear Garden**
- **Video Tour Avilable**
- **Available NOW**
- **Two Bedrooms**
- **End Terraced Home**
- **Council Tax Band \*A\***





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

**TWO BEDROOMS | OFF STREET PARKING | AVAILABLE NOW**

Jan Forster Estates welcome to the market this two bedroom end terrace house on Hillsleigh Road in Cowgate with off street parking and a rear garden. The property is offered unfurnished and is available now.

Ideally positioned for transport links into Newcastle, Gosforth and the A1, priced to appeal to a variety of buyers the property will offer wide ranging appeal and should be of particular interest to those looking for a buy to Let investment.

The internal accommodation briefly comprises:- entrance hall, lounge with dual aspect windows and under stair cupboard, breakfasting kitchen with floor and wall units and garden access. Off the landing to the first floor there are two generous bedrooms and the family three piece bathroom.

Externally there is a gated drive offering off street parking and an enclosed rear garden with patio area; ideal for alfresco entertaining.

Council Tax Band \*A\*.



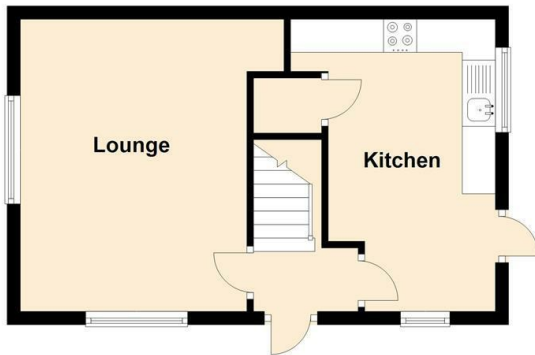
Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded 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.

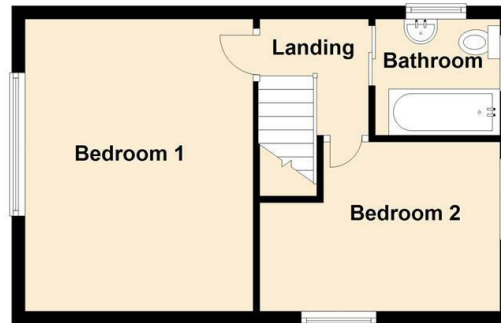
Schedule 2 of the Tenant Fees Act 2019 – Treatment of the Holding Deposit – governs how we deal with the Holding Deposit. This Schedule applies where a Holding Deposit is paid to either a Landlord or Letting Agent in respect of a proposed tenancy of housing in England. In this Schedule, 'the deadline 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Ground Floor



First Floor



## The difference between house and home

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