





- Popular Location
- Two Bedrooms
- Unfurnished
- Nature Reserve Nearby
- Viewing Recommended
- Semi Detached
- Available Now
- Close To Shops
- Council Tax Band: A
- Call For More Information





This well-presented two-bedroom semi-detached home is located on Castle Street in Hazlerigg. Available now on an unfurnished basis.

Perfectly positioned within walking distance of local shops, a post office, and the beautiful Havannah Nature Reserve, this property also offers convenient access to a broad selection of amenities in Wideopen and Gosforth High Street, as well as excellent transport connections.

Internally the property briefly comprises to the ground floor: - entrance hallway, lounge with feature wood burning stove, and fitted kitchen with a range of wall and floor units, integrated oven and hob and access to the rear garden. To the first floor there are two bedrooms and a modern bathroom WC with shower over the bath. The property also benefits from gas central heating and double glazing.

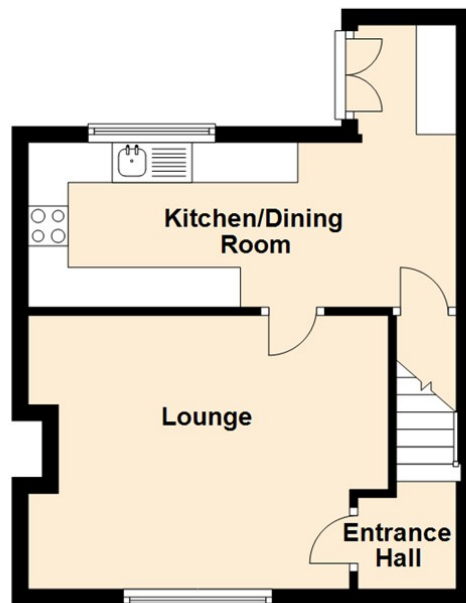
Externally, there is a paved garden to the front with space for off street parking and there is a good-sized garden to the rear with a lawn and patio.

Early viewing is recommended. For more information, please call our Gosforth team on 0191 236 2070

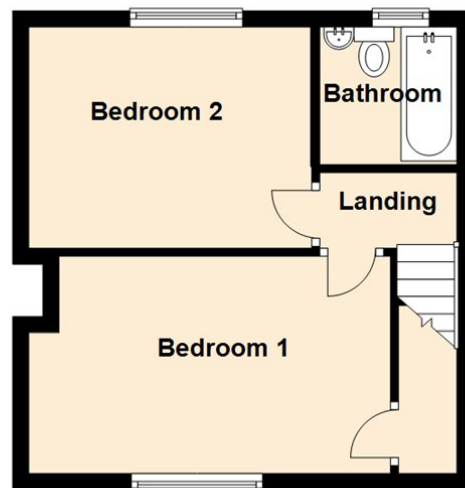
Council Tax band: A



Ground Floor



First Floor



The difference between house and home

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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 proceed.

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

Gosforth

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High Heaton

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Tynemouth

0191 257 2000

Property Management Centre

0191 236 2680

