





- Terraced House
- Available July
- Offered Unfurnished
- Open Plan Living
- Three Bedrooms
- Two Bathrooms
- Modern Fittings
- Popular Riverside Area
- Front & Rear Gardens
- Council Tax Band *C*





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

Available July on an unfurnished basis, this fantastic home is located within the popular Staithes development and is close to a range of local facilities and public transport links. The property must be viewed to appreciate the standard of accommodation on offer.

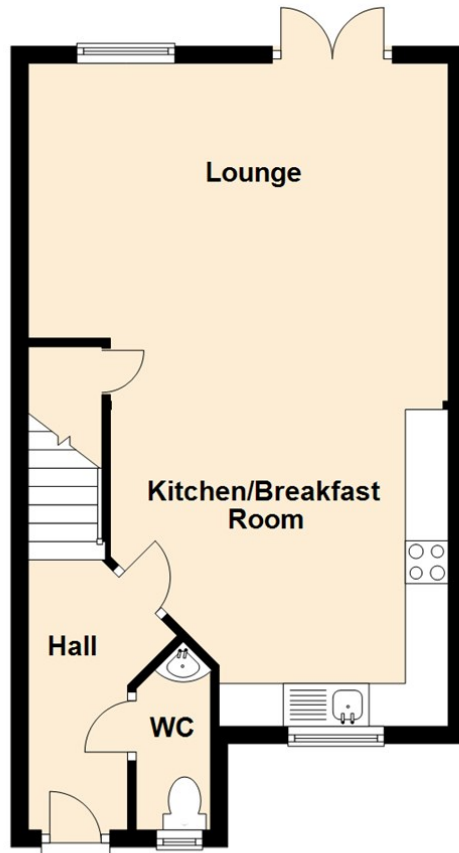
The house briefly comprises to the ground floor;- hallway, ground floor WC and a generous open plan lounge-kitchen with modern fitted units and French doors leading to the rear garden. To the first floor, there are three good-sized bedrooms; bedroom one benefitting from an en-suite facility, and there is also a three-piece bathroom WC. The house also comes with gas central heating and double glazing. Externally, there are well-kept gardens to the front and rear, and a parking space to the front providing off-street parking.

We anticipate a high level of interest on this property. For more information or to book a viewing, please call our Gateshead team on 0191 487 0800.

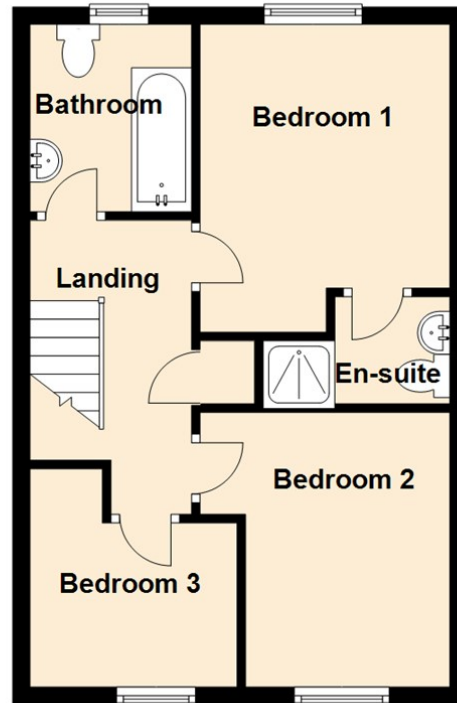
Council Tax band *C*



Ground Floor



First Floor



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 proceed.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	75	
(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



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