

Jan Forster

Enid Street | Hazlerigg | Newcastle Upon Tyne | NE13 7AX

£1,100 Per Month



3 1 1

- Available Now
- Unfurnished
- Three Bedrooms
- Terraced Home
- Rear Yard
- Off Street Parking
- Close To Shops
- Great Transport Links
- Early Viewing Recommended
- Call For More Information







Jan Forster Estates welcome to the lettings market this very well-presented, three-bedroom, terraced home, ideally positioned on Enid Street in Hazlerigg. The property is available now and offered unfurnished.

The local amenities in and around Hazlerigg include schools, shops, and parks, making it a great area to settle, with further facilities offered in Gosforth and Newcastle via regular public transport links. The area is surrounded by countryside, and the nearby Havannah Nature Reserve is one of its standout features. This peaceful green space offers residents a chance to enjoy wildlife, nature walks, and outdoor activities.

The internal accommodation briefly comprises, on the ground floor: an entrance hallway, a spacious lounge featuring an attractive brick fireplace, and a generous kitchen-diner fitted with wall and floor units, some integrated appliances and access to the rear. To the first floor are three bedrooms and a four-piece family bathroom WC. Further benefits include gas central heating and double glazing throughout.

Externally, the property offers a generous rear yard providing secure off-street parking, accessed via double gates.

We anticipate a high level of interest in this property therefore early viewing comes recommended. Please call 0191 236 2070 for more information.

Council Tax Band: A

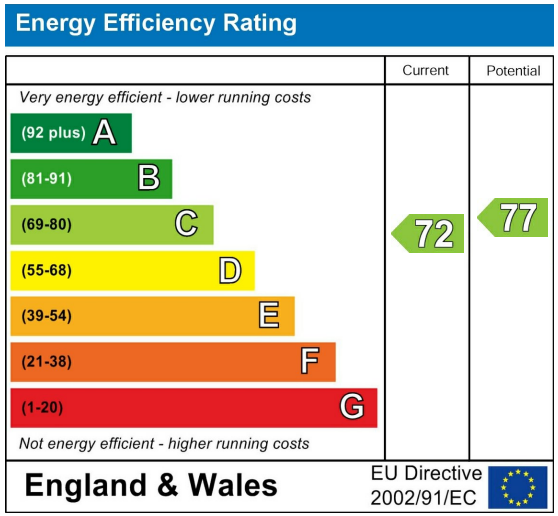




Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded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



The difference between house and home

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Contact Us: 0191 236 2070