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- Semi-Detached House
- Available Mid October
- Offered Unfurnished
- Two Double Bedrooms
- Ground Floor WC
- Enclosed Rear Garden
- Off-Street Parking
- Sought After Location
- Council Tax Band: B
- Call For More Information





** Video Tour on our YouTube Channel | https://youtu.be/brQ_97XO6Gl **

TWO DOUBLE BEDROOMS | AVAILABLE MID OCTOBER | IMMACULATE THROUGHOUT

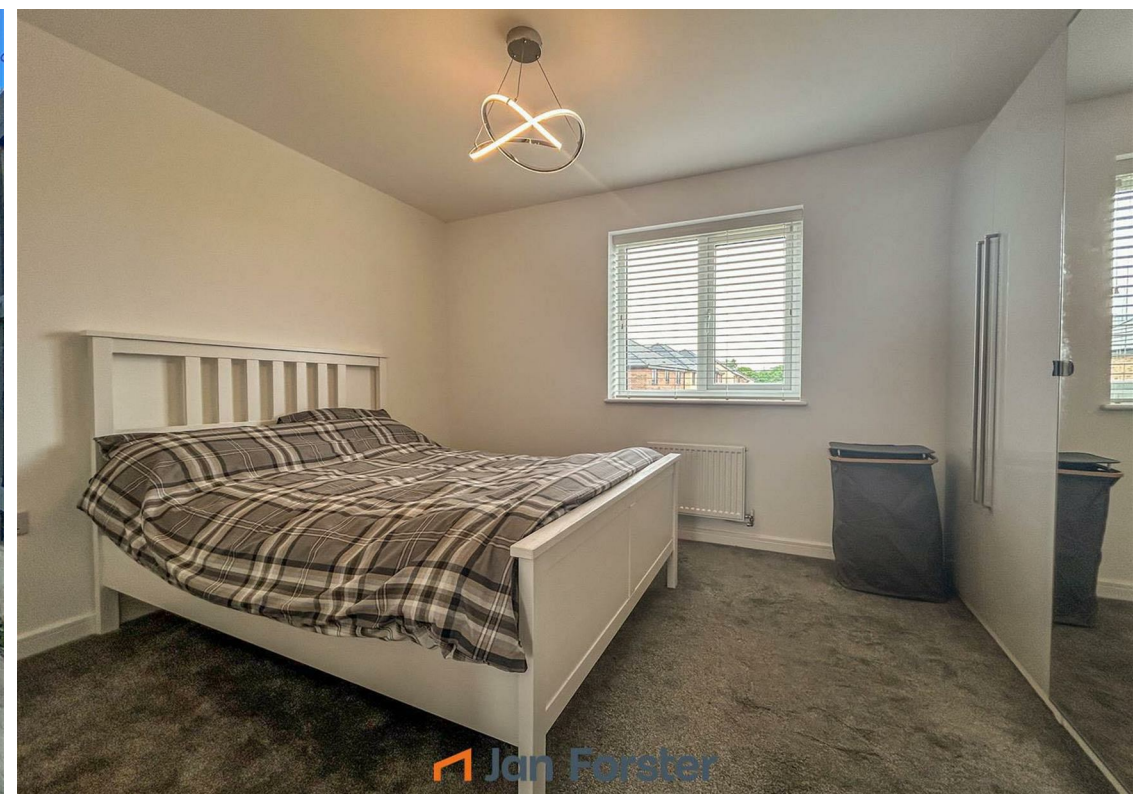
Jan Forster Estates have the pleasure of welcoming this stunning 'Ash' from Bellway on Winder Drive in Havannah Park, with two double bedrooms, ground floor WC and off-street parking.

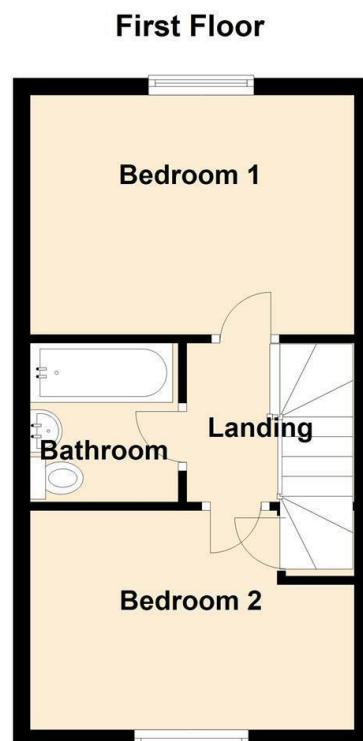
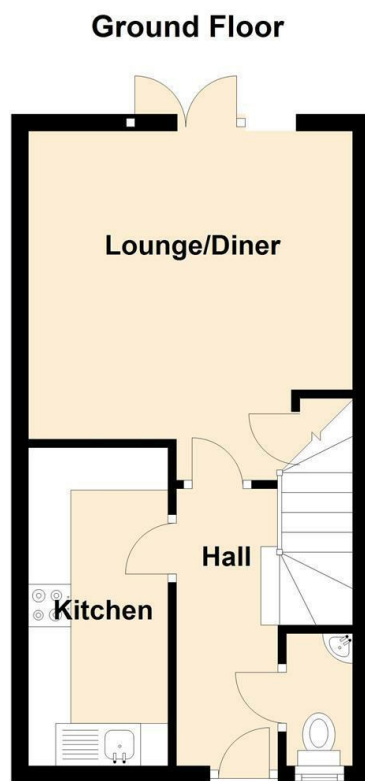
Havannah Park is a development of new homes in Hazlerigg, set against a backdrop of open countryside, yet close to local shops. These properties are designed to appeal to a range of clients, including families and professionals, and are presented to a high-quality specification.

The Ash briefly comprises; entrance hallway with ground floor WC and access to the stunning kitchen and lounge diner with French doors onto the rear garden. Off the landing to the first floor there are two double bedrooms, both spanning the depth of the property, and a three-piece family bathroom WC with shower over the bath for added convenience. Externally, there is a driveway to the front offering off-street parking, and an enclosed rear garden with side access and patio area-ideal for alfresco dining during the long summer days.

Early viewings come highly recommended. To book yours or for more information, please call our team on 0191 236 2070.

Council Tax Band: B





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		98
(81-91) B	83	
(69-80) C		
(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	

Contact Us: 0191 236 2070

