



 Jan Forster

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Ryder Court | Killingworth | Newcastle Upon Tyne | NE12 6EG

£1,200 Per Month



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- Great Location
- Three Bedrooms
- Available 9th November
- Rear Garden
- Viewing Recommended
- End of Terrace Home
- Two Bathrooms
- Unfurnished
- Detached Garage
- Call For More Information



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### THREE BEDROOM END TERRACED HOUSE with EN SUITE & DETACHED GARAGE

Offered unfurnished including white goods, in the desirable Lakeside View Estate in Killingworth. Available from 9th November on an unfurnished basis.

Briefly comprising to the ground floor:- entrance hallway, spacious lounge with dual aspect windows, kitchen diner with fitted wall and floor units, integrated oven and hob and French doors to the rear. There is also a handy ground floor WC. To the first floor there are three good sized bedrooms; the main with fitted wardrobes and an en suite, and there is also a modern family bathroom WC.

Externally there is a town garden to the front and a rear garden with patio and lawn. There is also a detached garage located to the rear of the property.

The location boasts a wealth of nearby amenities, including supermarkets, shops, cafés and leisure facilities. The Killingworth Shopping Centre provides easy access to everyday essentials, while excellent transport links offer convenient access to Newcastle city centre and surrounding areas. With green spaces, walking routes and nearby parks also within easy reach, the area is ideal for professionals, couples and families seeking a comfortable home in a well-connected and desirable residential location.

For more information and to arrange a viewing on this lovely home, please call our team on 0191 236 2070.

Council Tax band: C.



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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.

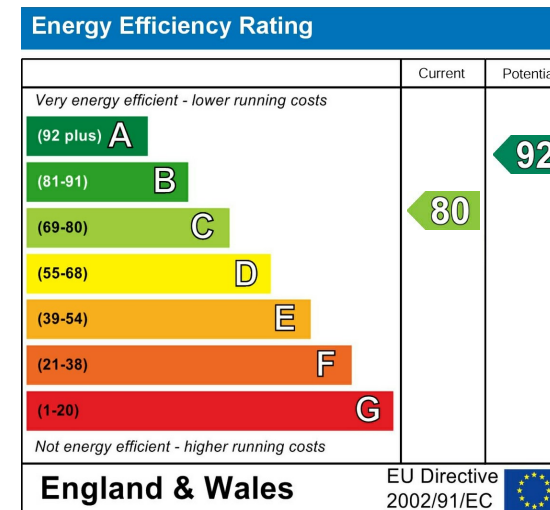
The Holding Deposit is non-refundable should you fail the Right To Rent checks, you provide misleading information, you withdraw from the property or you fail to take reasonable steps to enter into a tenancy within the agreed timescale. The Holding Deposit does not constitute the offer of acceptance 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.

## The difference between house and home

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**Contact Us: 0191 236 2070**

