



 **Jan Forster**

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Whitgrave Road | Kenton | Newcastle Upon Tyne | NE5 3XJ

£950 Per Calendar Month



- Mid-Terraced Home
- Available Now
- Off Street Parking
- Utility Room
- Viewing Recommended
- Two Double Bedrooms
- Unfurnished
- Rear Garden
- Close To Amenities
- Call For More Information





Located on Whitgrave Road in Kenton, this charming two-bedroom mid-terraced home is available now on an unfurnished basis. Offering well-proportioned accommodation, the property combines comfort and convenience in a popular residential setting.

Situated just a short distance from a wide range of local shops, food vendors, and green spaces, the property enjoys a convenient setting for easy access to everyday essentials and vibrant community amenities. The area also benefits from well-regarded schools nearby and excellent transport links, including the A1, offering quick and easy connections throughout the region.

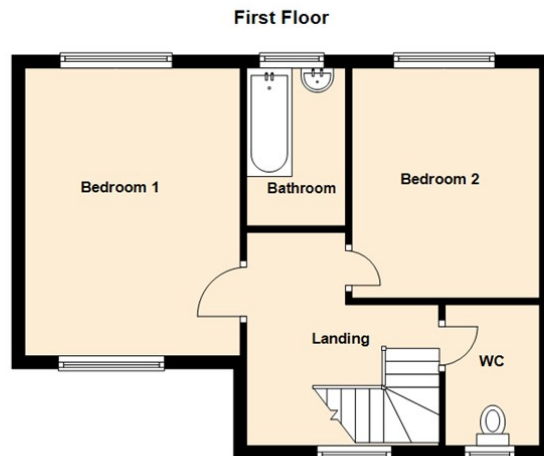
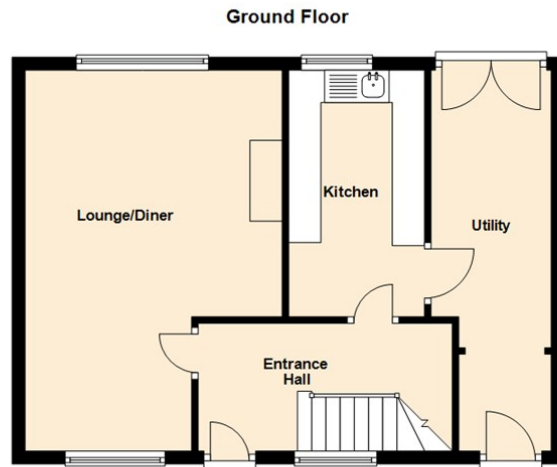
The accommodation comprises an entrance hallway leading to a bright and airy dual-aspect lounge/dining room featuring a bay window, and a well-appointed kitchen with newly fitted units and a breakfast bar. There is also a handy utility room with French door access to the rear. Upstairs, the first floor offers two generously sized double bedrooms, a bathroom, and a separate WC. The home benefits from double glazing, gas central heating via a recently installed boiler and newly fitted flooring throughout. The roof was also replaced in March 2025.

Externally, there is a driveway to the front of the property, while the rear boasts a split-level garden with a patio area and lawn - ideal for relaxing or entertaining.

For more information and to book a viewing please call our Gosforth branch on 0191 236 2070.

Council Tax band: A





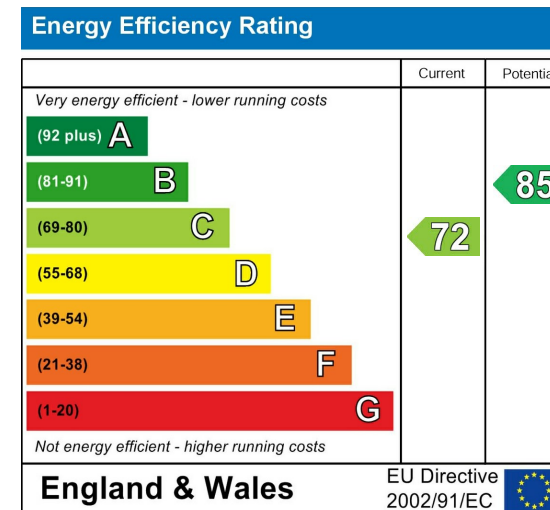
## The difference between house and home

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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.



Contact Us: 0191 236 2070



www.janforsterestates.com

