

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**93 RICHARDSON STREET ASHINGTON NORTHUMBERLAND NE63 0PN**



## PROPERTY TO LET

- Mid Terrace House
- Gas Central Heating
- Front Garden
- EPC Rating - D
- Two Bedrooms
- Double Glazing
- Rear Yard/Parking

**£600 PCM (exclusive)**

# 93 RICHARDSON STREET ASHINGTON NORTHUMBERLAND NE63 0PN

We are please to offer, on an Assured Shorthold Tenancy basis, this well presented mid terraced property. The property benefits from UPVC double glazing and gas central heating. The property briefly offers the following accommodation: Two bedrooms. Livingroom. Bathroom/w.c. Kitchen. Front garden. Rear yard with parking area.

## ACCOMMODATION

### FIRST FLOOR

#### LANDING

UPVC double glazed window. One radiator.

#### BEDROOM ONE

9'1" x 16'0" (2.77 x 4.87)

UPVC double glazed window. One radiator. Panelled door.



#### BEDROOM TWO

9'3" max x 12'9" (2.82 max x 3.88)

'L' shaped.

UPVC double glazed window. One radiator. Panelled door.



### GROUND FLOOR

#### ENTRANCE PORCH

With UPVC double glazed windows and door.



# 93 RICHARDSON STREET ASHINGTON NORTHUMBERLAND NE63 0PN

## LIVINGROOM

18'10" max x 15'11" max (5.75 max x 4.86 max)

UPVC double glazed window. One radiator. Stairs to first floor. Under stair storage cupboard. Laminate flooring.



## INNER LOBBY

With built in storage cupboard.

## BATHROOM/W.C

6'0" x 7'3" (1.82 x 2.20)

Panelled bath. Close coupled w.c. Pedestal wash hand basin. One radiator.



# 93 RICHARDSON STREET ASHINGTON NORTHUMBERLAND NE63 0PN

## KITCHEN

11'11" x 8'9" + alcoves (3.64 x 2.66 + alcoves)

UPVC double glazed window. Range of wall and floor storage units. Stainless steel single drainer sink unit. 'Glow.Worm 35ci' central heating boiler serving the domestic hot water and central heating service. Built in gas hob with cooker hood. Electric oven.



## EXTERNAL ACCOMMODATION

### FRONT GARDEN

### REAR YARD

With double doors allowing access for car parking.



## LANDLORD SPECIFICATIONS

Housing benefit applicants will require a guarantor.

## RENT & TERMS:

£600.00 per calendar month exclusive.

Please note that the Tenant(s) is/are responsible for all utilities and services including Council Tax. Minimum period of twelve months Assured Shorthold Tenancy.

The Tenant will be required to pay the following sum of money PRIOR TO THE COMMENCEMENT OF THE TENANCY:

£600.00 Security Deposit

£600.00 One months rent due in advance

## DEPOSIT INFORMATION

In accordance with the Housing Act 2004 Tenancy Deposit Protection Law (implemented 6 April 2007), security deposits paid by Tenants must be protected by a Tenancy Deposit Protection Scheme. As such, we advise that Rickard Chartered Surveyors are a member of the Tenancy Deposit Scheme administered by The Deposit Protection Service. Further details regarding their code of practice, terms and conditions can be obtained by telephoning The Deposit Protection Service on 0330 303 0030 or accessing their web site at [www.depositprotection.com](http://www.depositprotection.com)

## VIEWING:

Strictly by appointment through our Morpeth Office - (01670) 513533 - Option 2

## TENANT FEES

Permitted fees for tenants:

In order for the Landlord to agree to process your application and to suspend advertising the subject property as being available, the proposed Tenant will be required to pay a Holding Deposit equating to one weeks rent.

A deadline for agreement will be agreed and the proposed Tenant will be required to enter into a legally binding conditional

# 93 RICHARDSON STREET ASHINGTON NORTHUMBERLAND NE63 0PN

contract to create a specific future date.

Should the proposed Tenancy not proceed due to no fault of the Tenant, for example, the Landlord withdraws from the agreement, then the Holding Deposit will be refunded in full to the Tenant.

Should the Prospective Tenant:

1. Withdraw from this contract before entering into the tenancy agreement,
2. Provide false information for referencing,
3. Fail to act reasonably to enter into the tenancy before the deadline for agreement,
4. Fail Right to Rent checks,

Then they will be liable for the reasonable costs incurred by the Landlord and his Agent up to the value of the Holding Deposit.

The following costs will be deducted from the Holding Deposit. Any surplus of the Holding Deposit will be returned to the Prospective Tenant, without interest, as soon as possible. A refund to any one of the joint and several Prospective Tenants will be considered adequate as a total refund to all concerned. The costs that may be deducted from the Holding Deposit can include, but are not limited to, the following:

1. Costs of any references or credit checks sought
2. Costs of any administration undertaken to prepare for the tenancy
3. Costs of re-advertising the property to let
4. Costs of any guarantor agreements
5. Costs, in lieu of rent, of keeping the property empty for the tenant

Should a proposed Tenant be uncertain regarding any of the above terms, they should seek legal advice before entering into agreement.

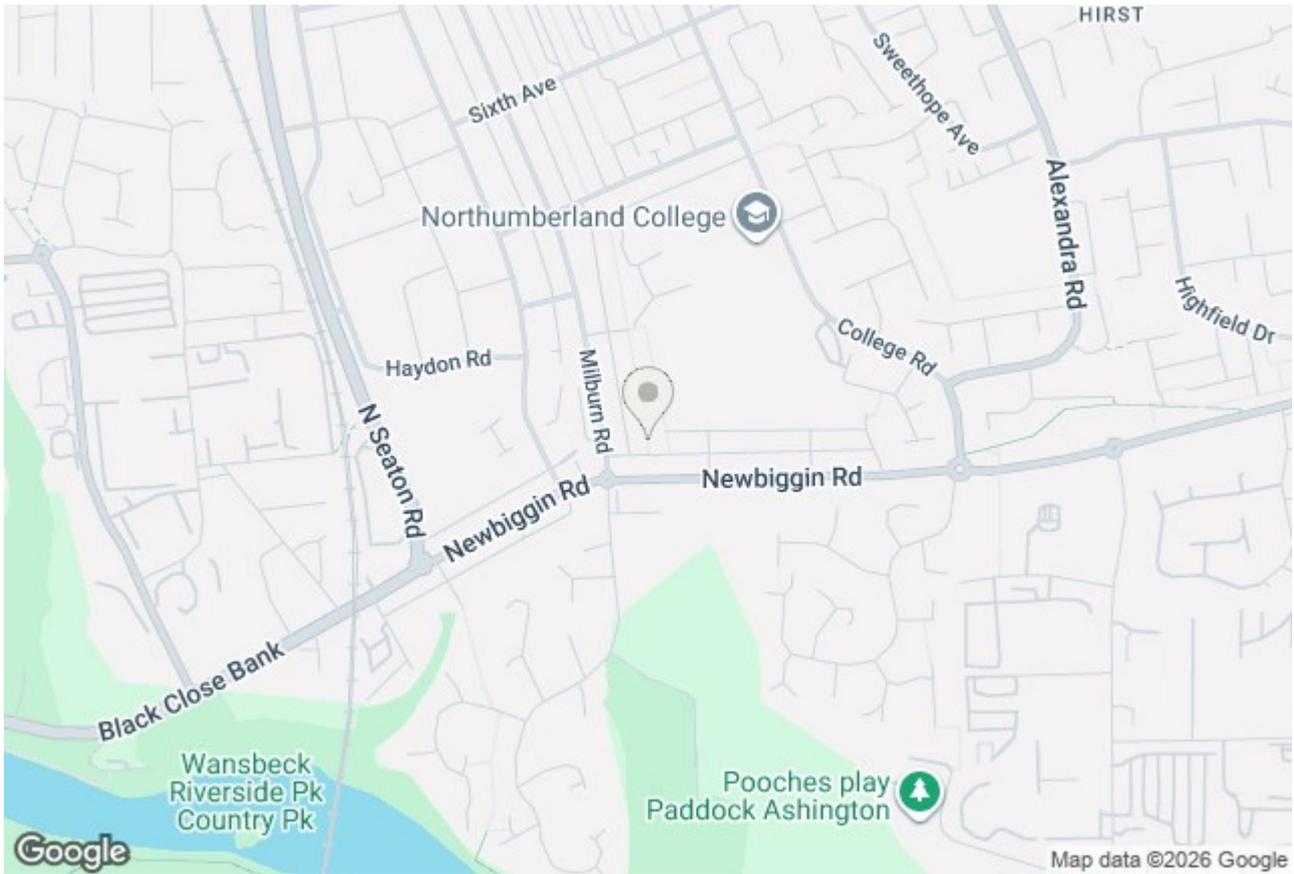
---

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: ashington@rickard.uk.com  
 25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: morpeth@rickard.uk.com  
 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: blyth@rickard.uk.com

