





- End Of Terrace
- Off Street Parking
- En-Suite
- Available April
- Council Tax Band: C
- Three Bedrooms
- Garden
- Ground Floor WC
- Furnished
- Call For More Information





This beautifully presented three-bedroom end-terrace home is situated in the sought-after George Court, in West Moor. Available in April on a minimum 12 month tenancy on a fully furnished basis. The property is conveniently located for access to schools, shops and road transport links.

The accommodation briefly comprises to the ground floor:- handy WC, bright and airy lounge open plan to staircase, and a fantastic kitchen/diner with feature French doors leading to a charming rear garden. To the first floor there are three generous sized bedrooms; the main bedroom with an en-suite facility, and there is also a three piece family bathroom with shower over the bath. The property benefits from double glazing, gas central heating and ample storage. Externally there is a low maintenance garden to the front of the property with a driveway providing off-street parking for two cars. There is also a spacious and enclosed garden to the rear.

We anticipate an extremely high level of interest on this lovely home. It must be viewed to appreciate the standard of accommodation on offer. To arrange yours or for more information please call our lettings team on 0191 270 1122.

Council Tax Band: C.





## The difference between house and home

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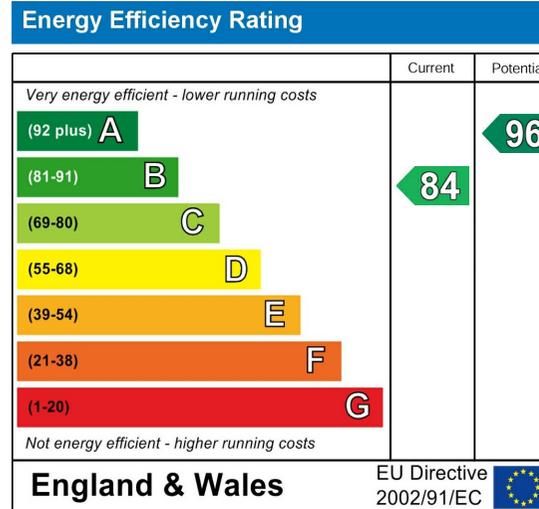


[www.janforsterestates.com](http://www.janforsterestates.com)

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.



Contact Us: 0191 236 2070

