



 Jan Forster

 Jan Forster

Hillsleigh Road | Cowgate | Newcastle Upon Tyne | NE5 3ET

£900 Per Month



 Jan Forster



3



1



1

- Semi-Detached House
- Available Now
- Offered Unfurnished
- Three Bedrooms
- Family Bathroom
- Front & Rear Gardens
- Off-Street Parking
- Local Facilities
- Transport Links
- Council Tax Band: A



 Jan Forster



 Jan Forster



THREE BEDROOMS | AVAILABLE NOW | UNFURNISHED

Jan Forster Estates welcome to the rental market this three-bedroom, semi-detached house, situated on a corner plot on Hillsleigh Road in Cowgate. The property is available now and is offered unfurnished.

The accommodation briefly comprises: a welcoming entrance hallway leading into a comfortable lounge, alongside a well-appointed kitchen fitted with both wall and base units, selected integrated appliances, and access to the rear garden. Off the landing to the first floor, you are presented with three bedrooms and a family bathroom with WC. Externally, the property enjoys gardens to both the front and rear, incorporating lawn and patio areas, along with the added benefit of convenient off-street parking.

This home is situated within a popular residential area, offering convenient access to a range of local amenities. Just a short distance away, Nuns Moor Park provides a fantastic setting for outdoor activities and peaceful walks in nature. The nearby A1 ensures excellent connectivity to surrounding areas, while strong public transport links offer further ease of travel.

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

Council Tax Band: A





The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



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		
(81-91) B		84
(69-80) C	69	
(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

