



Shaftoe Leazes, Hexham, NE46

Available For: £995pcm

Two Bedrooms ✦ Ground Floor Flat ✦ Council Tax: Band A ✦ Available Immediately

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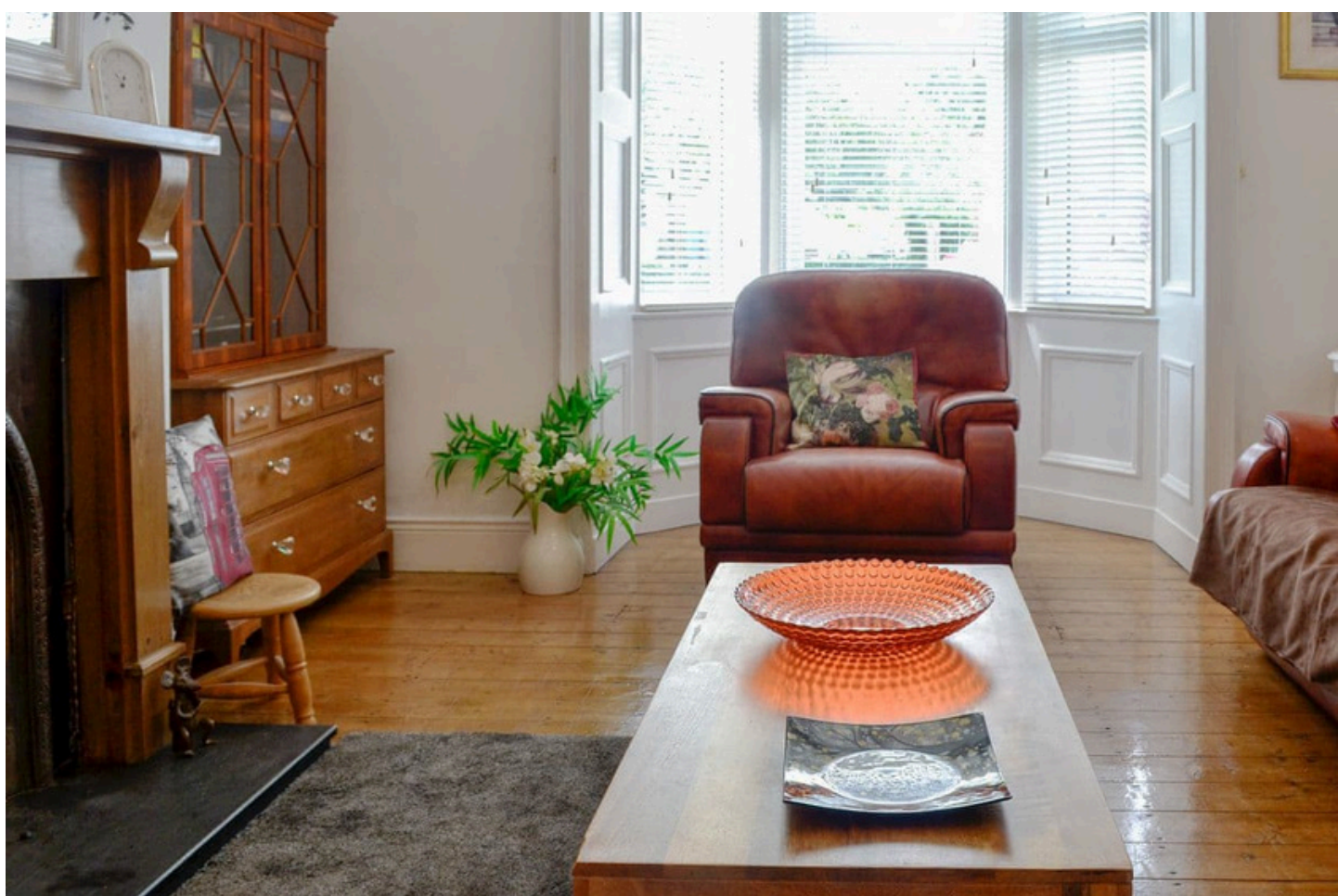


An attractive and well-positioned two bedroom ground floor flat on the desirable residential street of Shaftoe Leazes, within easy walking distance of Hexham town centre, local schools, The Sele park and the town's independent shops, cafés and amenities.

The property is currently undergoing a comprehensive refurbishment and will be presented in fresh, ready-to-move-into condition. The accommodation comprises a bright living room with a bay window, offering pleasant natural light and a welcoming outlook. There is a generous double bedroom with two useful storage cupboards, and a second, smaller double bedroom. The breakfasting kitchen provides practical space and room for a small dining table, while the bathroom is being fully renovated as part of the works. Outside, the flat benefits from a small front garden that adds welcome kerb appeal, together with a private rear yard.



Parking is available on-street. The property is being fully refurbished throughout, including a complete paint-through, new carpets and flooring, and a renovated bathroom, ensuring it will offer a clean, modern and comfortable home upon completion.



Shaftoe Leazes is an established residential street in Hexham's popular west end, ideally placed for both everyday convenience and easy access to the surrounding Northumberland countryside and Hadrian's Wall Country. This presents an excellent opportunity to secure a freshly refurbished two-bedroom flat in a sought-after location.

Viewings come highly recommended.



Services

We have been advised the property has mains electricity, gas central heating, mains water and mains drainage.

Holding Deposit

To secure a rental property while references are undertaken, we require a holding deposit equivalent to one week's rent. This deposit reserves the property for up to 15 calendar days (unless agreed otherwise), is added to the full tenancy deposit (five weeks total) upon successful completion of tenancy documentation, and may be withheld if an applicant (or guarantor) withdraws, fails a Right-to-Rent check, provides false or misleading information, or does not sign the tenancy agreement within the 15-day period.



Referencing & Affordability Checks

All applicants aged 18 or over must undergo referencing, which includes: credit check – to ensure there is no adverse credit history (e.g. CCJs), affordability Assessment – applicants must earn at least 30x the monthly rent in gross annual basic income where income includes salary, pensions, or benefits (excluding commission / bonuses), employment verification confirming start date, salary, and that the role is permanent (self employment requires an accountant's reference and should have accounts for a minimum of two years), landlord reference for current renters to confirm adherence to lease terms and responsible property care, and Right-to-Rent checks to validate each applicant's legal eligibility to rent in the UK.

