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- Terraced House
- Unfurnished
- Garden to the Rear
- Close to Metro Station
- Two Bedrooms
- Available Immediately
- Allocated Parking Space
- Must Be Viewed







TWO BEDROOM TERRACED HOUSE. Available immediately and offered unfurnished in Pelaw. Council Tax band \*A\*.

This terraced house is located in the sought after area of Pelaw, close to the Metro station and a variety of shops.

The contemporary house briefly comprises to the ground floor:- lounge with patio doors out to the rear garden and a modern fitted kitchen. To the first floor there are two double bedrooms and a family bathroom with shower over the bath. Externally there is an easy to maintain garden to the rear with lawn and patio area and there is also allocated parking.

Viewings are highly recommended. For more details contact our Low Fell office on 0191 487 0800.

#### Covid-19 Viewing Guidelines

For the safety of our clients, yourselves and our staff we are currently only allowing viewings to go ahead if viewers wear appropriate PPE (masks and gloves). Social distancing rules must also be adhered to at all times. Where possible we will encourage vendors to leave the property while the viewing is going ahead. We also will only allow 2 people to view a property at any one time. We may share contact numbers where requested by NHS to prevent the spread of Covid-19.

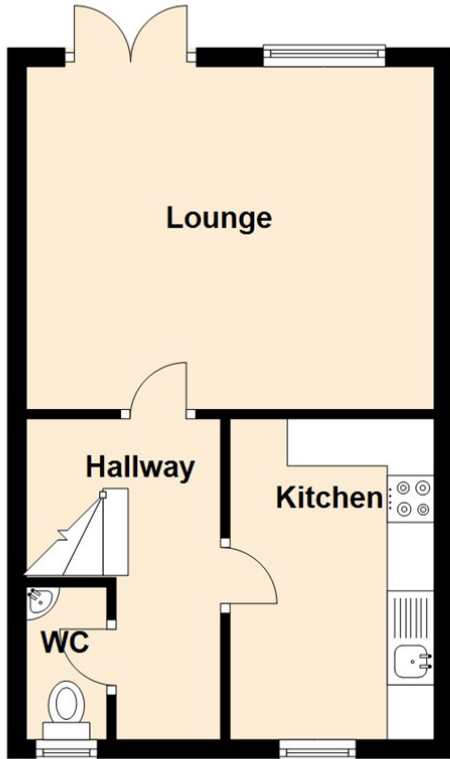


Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded down to the nearest £5.00**. This Holding Deposit will be off-set against the first month's rental payment received.

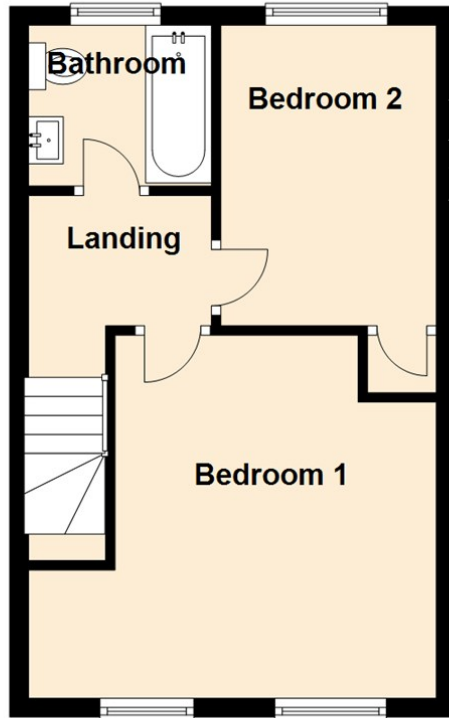
The Holding Deposit is non-refundable should you fail the Right To Rent checks, you provide misleading information, you withdraw from the property or you fail to take reasonable steps to enter into a tenancy within the agreed timescale. The Holding Deposit does not constitute the offer of acceptance 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.

### Ground Floor

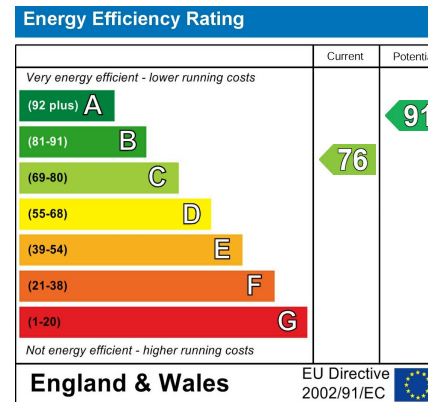


### First Floor



## The difference between house and home

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