

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**24 HAYDON ROAD ASHINGTON NORTHUMBERLAND NE63 0JU**



## PROPERTY TO LET

- Semi-detached house
- Large garden
- Double glazing
- Two bedrooms
- Gas central heating
- EPC rating C

**£450 PCM (exclusive)**

## 24 HAYDON ROAD ASHINGTON NORTHUMBERLAND NE63 0JU

A well appointed two bedroom semi-detached home offering modern stylish living in a popular area of Ashington. The property has been recently refurbished to a good standard.

### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE HALL AND STAIRS

UPVC double glazed window. One radiator. UPVC door. Under stair storage cupboard.

##### LIVINGROOM

11'8" (into alcoves) by 11'11" (maximum) (3.57m (into alcoves) by 3.64m (maximum))

UPVC double glazed window. One double radiator. Arch to Kitchen/diner.



# 24 HAYDON ROAD ASHINGTON NORTHUMBERLAND NE63 0JU

## KITCHEN/DINER

18'0" (maximum) by 10'4" (maximum) (5.50m (maximum) by 3.17m (maximum))

L-Shaped. Range of wall and floor storage units. Stainless steel single drainer sink unit. 'Lamonia' built-in electric hob, cooker hood and oven. UPVC double glazed window and rear door. Two radiators.



## FIRST FLOOR

### LANDING

### BEDROOM ONE (FRONT)

14'6" (maximum into alcove) by 9'8" (4.44m (maximum into alcove) by 2.95m)

UPVC double glazed window. One radiator. Over stair storage cupboard. Panelled door.



### BEDROOM TWO (REAR)

9'9" by 11'10" (2.99m by 3.61m)

UPVC double glazed window. One radiator. Panelled door.



# 24 HAYDON ROAD ASHINGTON NORTHUMBERLAND NE63 0JU

## BOILER CUPBOARD

'Worcester Greenstar' combination boiler serving domestic hot water and central heating service.

## BATHROOM

4'10" by 5'5" (1.49m by 1.67m)

UPVC double glazed window. White suite comprising: Enamelled bath with 'Mira Jump' electric shower over and pedestal wash hand basin. Panelled door.

## SEPARATE W.C.

UPVC double glazed window. W.c. with low level cistern. Panelled door.

## EXTERNAL OUTHOUSE

Converted to utility room

## SEPARATE W.C.

## EXTERNAL

Gardens front and rear.



## RENT & TERMS

£450.00 per calendar month exclusive.

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

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

£450.00 Security Deposit

£450.00 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)

## REFERENCES

All tenancies are subject to the receipt of satisfactory references. In addition to the necessary references, we will also carry out Money Laundering Checks and a credit check. This is included in our referencing process.

We are also required to carry out Right to Rent checks on all Tenants. We will require sight of a UK passport or, alternatively, a valid UK drivers licence along with secondary supporting documentation (a full list of acceptable documents can be provided) per applicant.

This information will be required upon payment of the holding deposit and prior to the reference checks being carried out.

---

# 24 HAYDON ROAD ASHINGTON NORTHUMBERLAND NE63 0JU

## 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 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.

## LANDLORD SPECIFICATIONS

The Landlord has the following specifications:

- No pets.
- No smokers.

## VIEWING ARRANGEMENTS

Strictly by appointment through our Rental Department: (01670) 513533 - option 2

---

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<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