







- **Detached House**
- **Garage**
- **En-Suite Facility**
- **Available End Of January**
- **Council Tax Band \*D\***
- **Four Bedrooms**
- **Generous Rear Garden**
- **Downstairs WC**
- **Unfurnished Basis**
- **Call For More Information**







Jan Forster Estates are proud to welcome to the rental market this exceptional four-bedroom, detached family home with integral garage. Available from the end of January 2025.

This generous family home is located within the sought after Haydon Grange estate and is offered on an unfurnished basis with the added benefit of a recently refurbished kitchen with fitted appliances and recently fitted carpeted to the first floor.

Internally the property briefly comprises to the ground floor: - spacious lounge with bay window, feature fireplace and French doors opening to the bright and airy dining room which offers French door access to the rear. The modern kitchen boasts a range of fitted high gloss units along with an integrated oven and hob. There is also a handy utility room and ground floor WC. To the first floor there are four bedrooms, the main with an en suite and there is also a family bathroom WC. The property further benefits from gas central heating and double glazing.

Externally there is an easy to maintain garden to the front along with a driveway leading to the integral garage. There is also a lovely garden to the rear with a decked area, lawn and planted borders.

For more information and to book a viewing, please call our High Heaton office on 0191 270 1122.

Council Tax band \*D\*.

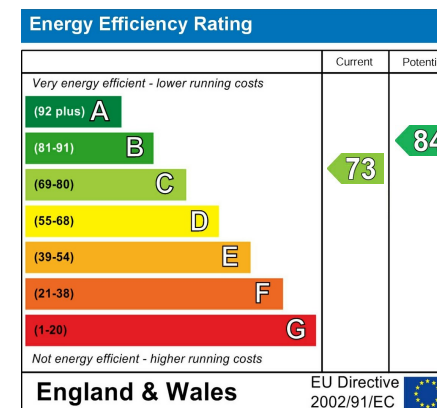




Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded 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.



## The difference between house and home

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