







- Semi Detached House
- Period Property
- Off Street Parking
- En-Suite Facility
- Unfurnished Basis
- Four Bedrooms
- Sought After Location
- Garage
- Downstairs WC
- Available August







This stunning, four bedroom semi detached home is located on the much sought after Osborne Road in central Jesmond; just a few minutes walk from West Jesmond Metro station and a stone's throw from the bustling cafes and bars as well as great transport links including the Central Motorway and A1. The property is available in August and offered unfurnished.

Internally the property briefly comprises to the ground floor: - entrance vestibule and hallway with ground floor WC, generous lounge with bay window and feature fire place, dining room with access to the rear garden, and spacious breakfasting kitchen with fitted units. To the first floor there are four bedrooms; the main with a bay window and the third with an en suite. There is also an opulent family bathroom WC with a walk in shower. Externally there is a block paved driveway to the front for off road parking, leading to the garage at the rear of the property. There is also a charming garden with a decked area; a perfect space to enjoy in the warmer months. The property further benefits from gas central heating.

For more information and to arrange your viewing please call our Gosforth branch on 0191 236 2070.

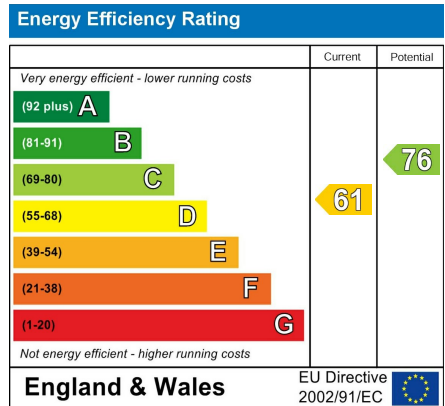
Council Tax band \*E\*



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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