

Jan Forster

Kyloe Place | Newbiggin Hall | Newcastle Upon Tyne | NE5 4AU

£950 Per Month



3 1 1

- End of Terrace Home
- Available Now
- Unfurnished
- Three Bedrooms
- Front and Rear Gardens
- Close To Amenities
- Viewing Recommended
- Call For More Information







This delightful, three-bedroom, end-terrace property is located on Kyloe Place, in a popular residential area of Newbiggin Hall.

Available now on an unfurnished basis, this lovely home provides comfortable accommodation, making it an excellent choice for families, couples, or professional tenants.

The property briefly comprises an entrance hallway, bright and airy lounge dining room, modern fitted kitchen with top and floor units and integrated oven and hob along with access to the rear. To the first floor there are three well-proportioned bedrooms, and a stylish, shower room with vanity storage. Additional benefits include gas central heating and double glazing.

Externally, the property benefits from both front and rear gardens, providing pleasant outdoor space to enjoy.

Newbiggin Hall is a well-established residential community offering a range of local amenities and everyday conveniences. The area benefits from nearby shops, supermarkets, schools, and leisure facilities, making it a convenient location for families and professionals alike. With easy access to the A1 and A696, the property is also ideally situated for commuters.

For more information and to book a viewing, please call 0191 236 2070.

Council Tax Band: A

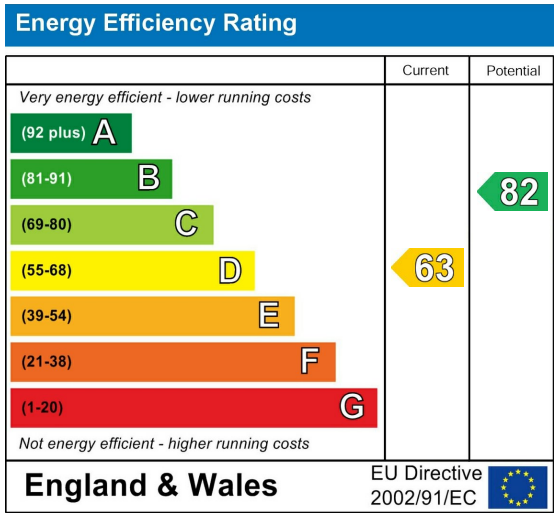




Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded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