



 **Jan Forster**

Stokesley Grove | High Heaton | Newcastle Upon Tyne | NE7 7AU  
£1,300

 **Jan Forster**



- **NO DEPOSIT REQUIRED**
- **Semi Detached House**
- **Offered Unfurnished**
- **Off-Street Parking**
- **Separate Utility Room**
- **Three Bedrooms**
- **Available NOW**
- **White Goods Included**
- **Two Reception Rooms**
- **Council Tax Band: C**





NO DAMAGE DEPOSIT REQUIRED | SEMI DETACHED HOME | SUPERB LOCATION

We are delighted to bring to the rental market this well presented three bedroom semi detached house on Stokesley Grove. The property is available NOW and offered on an unfurnished basis. Located within a popular part of High Heaton, early viewings are highly recommended.

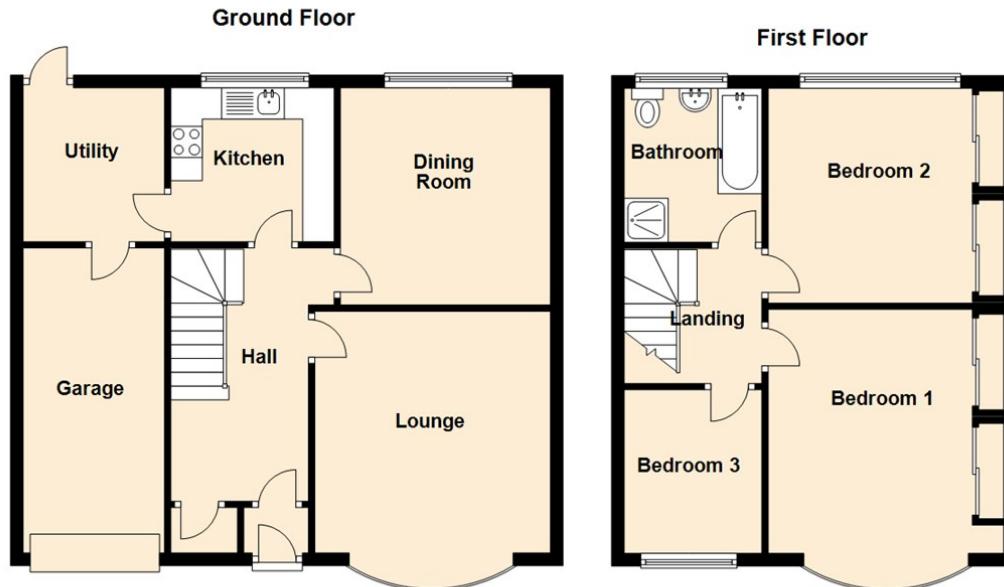
Briefly comprising:- entrance hallway, lounge with bay window, dining room with feature fireplace, modern kitchen with fitted wall and floor units, and a handy utility room with access to the rear garden and the garage. To the first floor, there are three good-sized bedrooms; two of which with fitted wardrobes, and a newly fitted four piece family bathroom with WC. The property benefits from gas central heating and double glazing.

Externally there is a driveway, providing off-street parking, to the front with an attached garage, and an enclosed garden to the rear with a lawn and patio area.

For more information or to book your viewing please call our High Heaton branch on 0191 270 1122.

Council Tax band: C





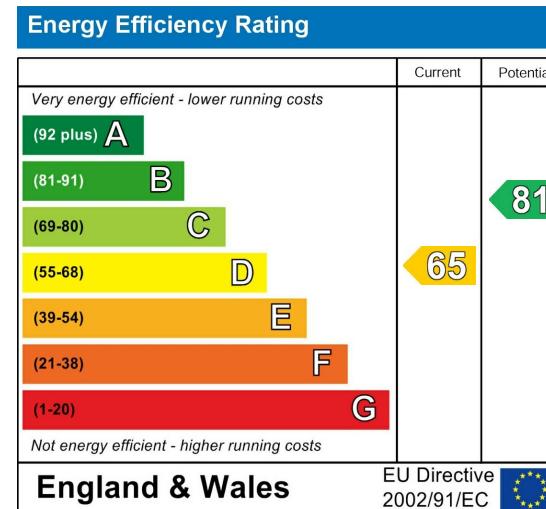
## The difference between house and home

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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.



**Contact Us: 0191 236 2070**



[www.janforsterestates.com](http://www.janforsterestates.com)

