



 Jan Forster

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Stokesley Grove | High Heaton | Newcastle Upon Tyne | NE7 7AU

£1,350 Per Calendar Month





 Jan Forster



3



1



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- Semi-Detached House
- Available Mid-January
- Three Bedrooms
- Popular Area
- Transport Links
- Well-Presented
- Offered Unfurnished
- Driveway
- Local Amenities
- Council Tax Band: D



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Jan Forster Estates welcome to the rental market this well-presented, three-bedroom, semi-detached house. The property is set within a popular and well-connected residential area in High Heaton. This home is available from mid-January and is offered unfurnished.

The accommodation briefly comprises: entrance hallway, bright and airy lounge with a feature bay window and electric fireplace, well-appointed kitchen with both top and floor units, three very well-proportioned bedrooms- one of them also featuring a charming bay window, family bathroom WC, shower room and a separate WC for added convenience.

Externally to the front, there is a block-paved driveway providing convenient off-street parking. To the rear, you can find a lawned garden and some mature shrubs- ideal for alfresco dining during the long summer days.

The property enjoys an enviable position within a highly regarded residential area, close to an excellent range of local amenities including shops, well-respected schools, and the Freeman Hospital. Picturesque green spaces such as Jesmond Dene and nearby local parks are just a short stroll away, making this an ideal location for families and those who love spending time outdoors. Superb transport links provide quick and convenient access to Newcastle city centre, the coast, and destinations further afield.

For more information or to book a viewing, please call our rental team on 0191 236 1079.

Council Tax Band: D







## 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	80
(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		
England & Wales		EU Directive 2002/91/EC