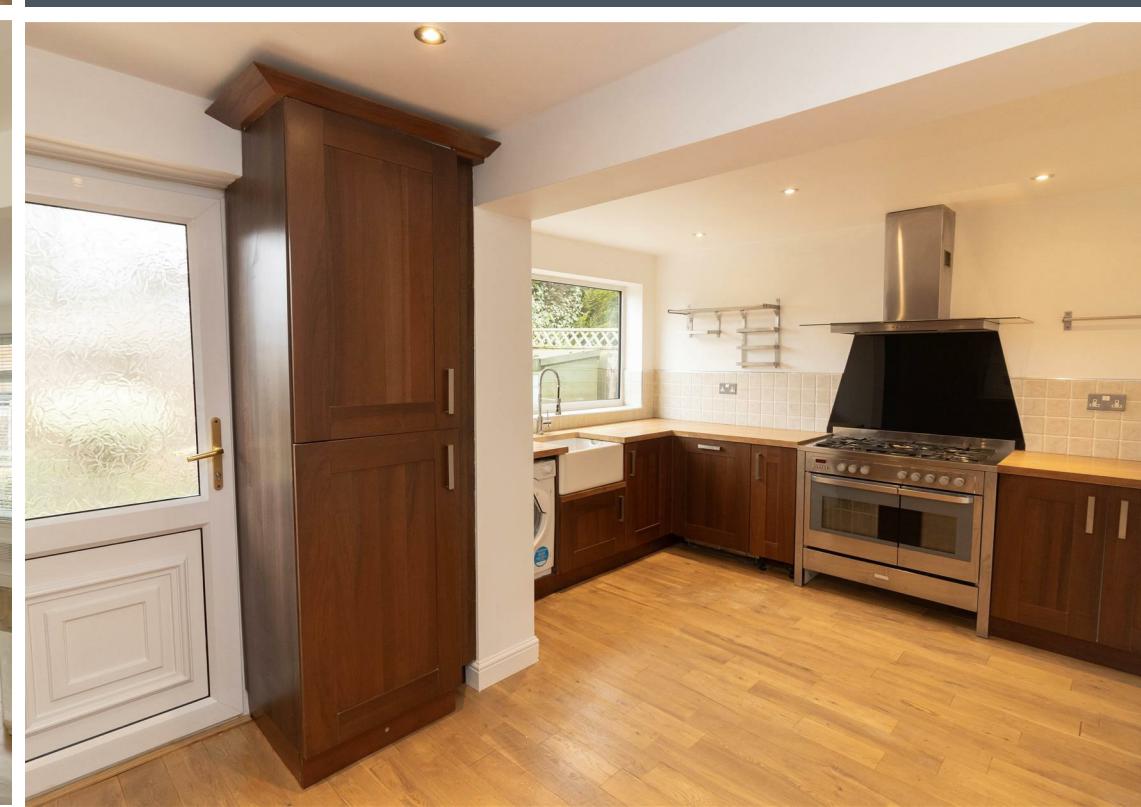






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- **Semi Detached**
- **Three Bedrooms**
- **Driveway and Garage**
- **Rear Garden**
- **Close To Amenities**
- **Available Now**
- **Unfurnished**
- **Council Tax Band *A***
- **Viewing Recommended**
- **Call For More Information**





Jan Forster Estates are delighted to welcome to the market this well presented, three bedroom semi-detached home on Lynfield Place. Available NOW and offered unfurnished.

The location is only a short drive from Newcastle city centre and provides great access to the Central Motorway, A1, and an abundance of public transport and local amenities. You can enjoy green open-space walks at Newcastle Town Moor, just five minutes from your doorstep or explore hiking trails and a play area at Exhibition Park – perfect for a family day out.

The property briefly comprises:- entrance hall, spacious lounge dining room with patio doors opening onto the rear garden and a well appointed kitchen breakfast room with access to the rear. Off the landing to the first floor, you are presented with three good sized bedrooms and the the three piece-family bathroom with shower over the L-shaped bath.

Externally, the the front there is a paved driveway offering off-street parking. To the rear, there is a charming enclosed garden with a decked and patio area - ideal for entertaining during those warm summer nights.

For more information and and to book a viewing please call our team on 0191 236 2070.

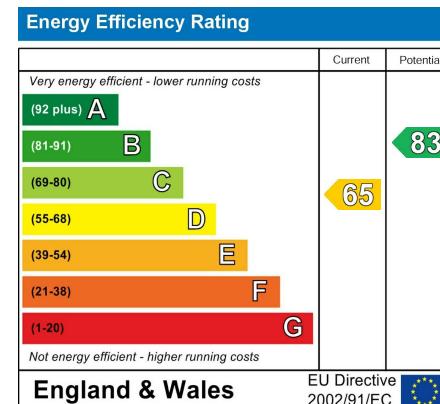
Council Tax band *A*.



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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