



## 317 Whitehall Road, Gateshead, NE8 4PT

£625 Per Calendar Month

\*\*\* AVAILABLE FROM THE 3RD APRIL 2026 \*\*\* on an unfurnished basis is this two bedroom ground floor flat on Whitehall Road in Gateshead which is ideally located for local amenities and transport links into Gateshead Town Centre, Newcastle City Centre and the A1. The accommodation briefly comprises of entrance into hallway, two good sized bedrooms, lounge and kitchen which leads through to the bathroom. The property is warmed via gas central heating and also benefits from UPVC windows and doors throughout. Externally there is a low maintenance area to the front and a shared yard to the rear. There is ample on street parking. Early viewing is highly recommended to avoid disappointment.

### **Entrance Hallway**

With access door to both bedrooms and the lounge. There is also a large storage cupboard.

### **Lounge**

Spacious lounge area with electric living flame fire and surround, access door through to the kitchen, UPVC window to the rear aspect and gas central heating radiator.

### **Kitchen**

Large kitchen with a range of fitted wall and base units, integrated oven hob and extractor fan, free standing fridge freezer and a recessed space for a washing machine. There is a UPVC window and door to the rear aspect.

### **Master Bedroom**

Bright and airy main bedroom with a UPVC window and gas central heating radiator.

### **Bedroom Two**

Good sized second bedroom with UPVC overlooking the rear aspect and gas central heating radiator.

### **Bathroom**

Large bathroom with separate shower cubicle, low level WC and wash hand basin. There is a heated towel rail and frosted UPVC window for privacy.

### **External Area**

To the front there is a low maintenance paved area and to the rear there is a shared yard with a shed for storage.

### **Agent Note**

#### **Holding Deposit:**

To hold this property from other viewings while references are carried out we take one weeks rent as a holding deposit which is off-set against the first months rent. This one weeks rent will be taken to secure the property and will be held for 15 calendar days (unless otherwise expressly agreed) in order to complete all tenancy documents. This amount will be attributed to the first month's rent following the execution of all tenancy documents within the 15 calendar days of receipt of the holding deposit. This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 Calendar days

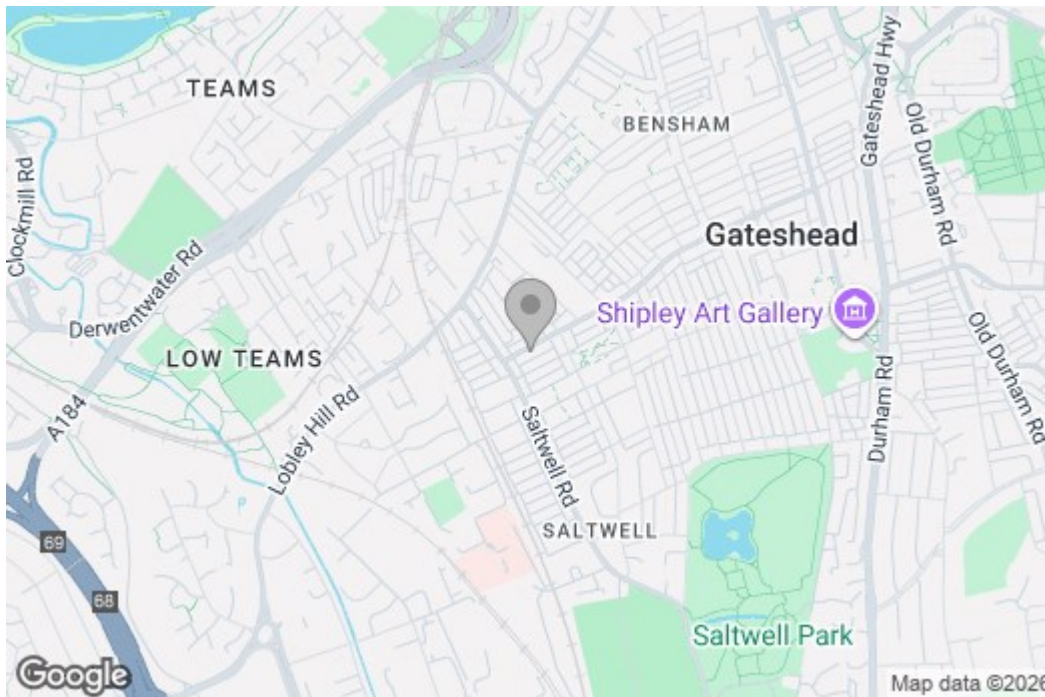
#### **Upfront Costs:**

1 Months rent upfront

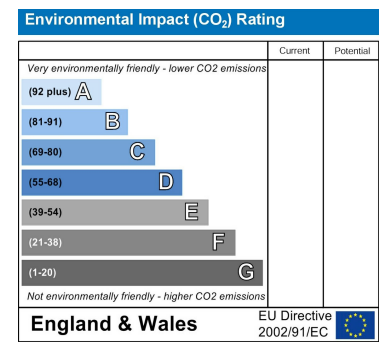
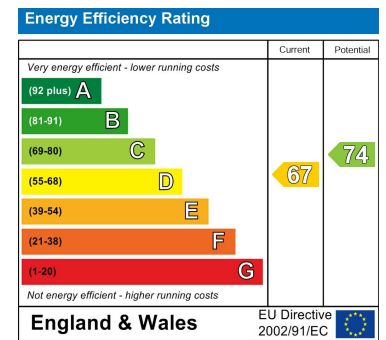
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

# Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give an representation or warranty in respect of the property.