



35 Coniston, Heworth, NE10 0XB

£850 Per Calendar Month

***** AVAILABLE FROM THE 26TH JUNE 2026 ***** on an unfurnished basis is this beautifully presented, two bedroom semi-detached house situated on Coniston within the popular Lakes Estate in Heworth. The property is warmed via gas central heating and has the benefit of UPVC double glazing throughout. The accommodation comprises; front entrance porch, hallway, lounge, fantastic breakfasting kitchen with integrated oven and fridge/freezer, main bedroom, family bathroom with a Jacuzzi style bath and one further bedroom with built in sliding wardrobes. There is a large driveway providing ample off street parking to the front and a private, low maintenance garden to the rear. Viewing is highly recommended to appreciate this family home.

Entrance Porch

UPVC front entrance porch with access to the hallway.

Hallway

With single radiator and stairs leading to the first floor.

Lounge

Spacious lounge with UPVC bay window, gas central heating radiator and access to the kitchen.

Breakfasting Kitchen

A range of modern "High Gloss" wall and base units with complimenting worktops, integrated oven, hob, extractor fan and large fridge/freezer. A UPVC door leads to the rear aspect whilst a UPVC window to the rear allows a lot of natural light.

First Floor

First floor landing with window to the side and loft access.

Main Bedroom

Airy main bedroom with built in storage cupboard, gas central heating radiator and UPVC window overlooking the front aspect.

Bedroom Two

With built-in sliding wardrobes, gas central heating radiator and UPVC window overlooking the rear aspect.

Family Bathroom

Modern family bathroom with jacuzzi style bath, low level WC and wash hand basin which are fitted into a handy vanity unit. Heated towel rail and UPVC window.

Externals

Externally there is a paved driveway to the front aspect and a private, low maintenance garden to the rear.

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

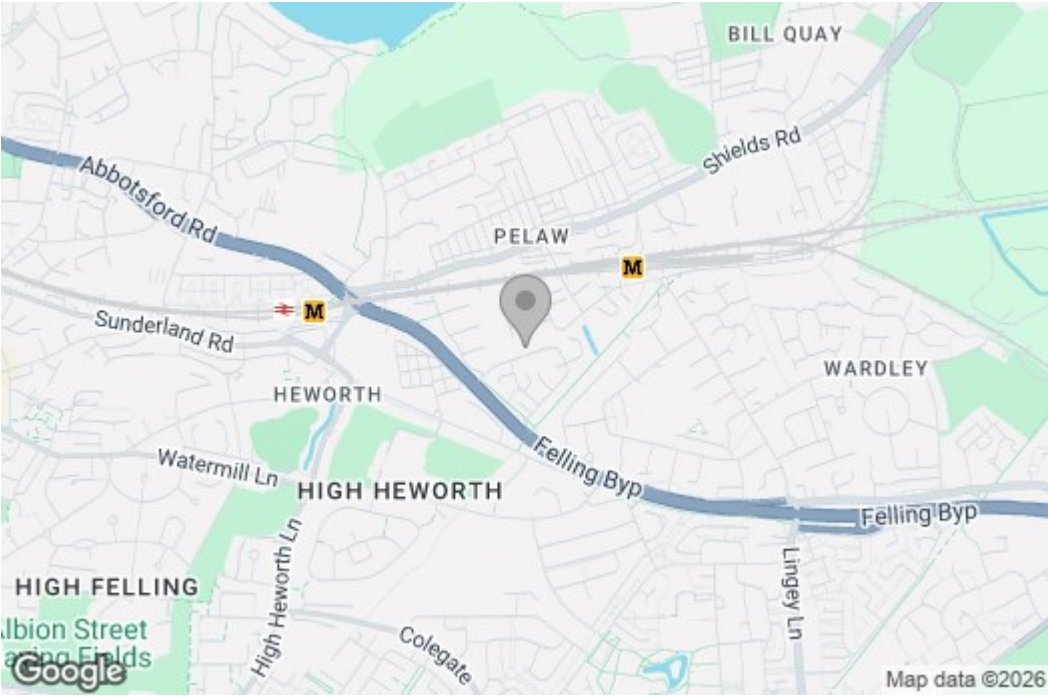
Upfront Costs:

1 Months rent to be taken after signing the Tenancy Agreement

5 Weeks rent amount as a damage deposit to be held in a Government approved deposit scheme

Floor Plan

Area Map



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.

Energy Efficiency Graph

