



31 York Street, Gateshead, NE10 0QL

£750

*** AVAILABLE IMMEDIATELY *** on a part furnished basis is this two bedroom, ground floor flat conveniently located for access to a wide range of local amenities and Metro/transport links allowing easy access to Gateshead Town Centre and Newcastle City Centre. The accommodation briefly comprises of: entrance hallway, lounge, kitchen, two bedrooms and a modern family bathroom. The property further benefits from gas central heating and double glazing throughout. Externally, there is a private yard to the rear and ample on-street parking. Early viewing is highly recommended to avoid disappointment.

Entrance Hallway

With access doors leading to both bedrooms and the lounge, large storage cupboard and a gas central heating radiator.

Lounge

Spacious lounge with a UPVC window overlooking the rear aspect, electric "living flame" fire and feature surround and a gas central heating radiator.

Kitchen

Fitted with a range of modern wall and base units, integrated oven, hob and extractor fan, free standing washing machine and fridge freezer which will be gifted to any potential tenants. There is access through to the bathroom and the rear external.

Main Bedroom

Large main bedroom with the added benefit of built in wardrobes, a UPVC window overlooking the front aspect and a gas central heating radiator.

Bedroom Two

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

Bathroom

Modern bathroom fitted with a low level WC, wash hand basin and bathe with shower over.

External Area

Private rear yard and ample on-street parking.

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

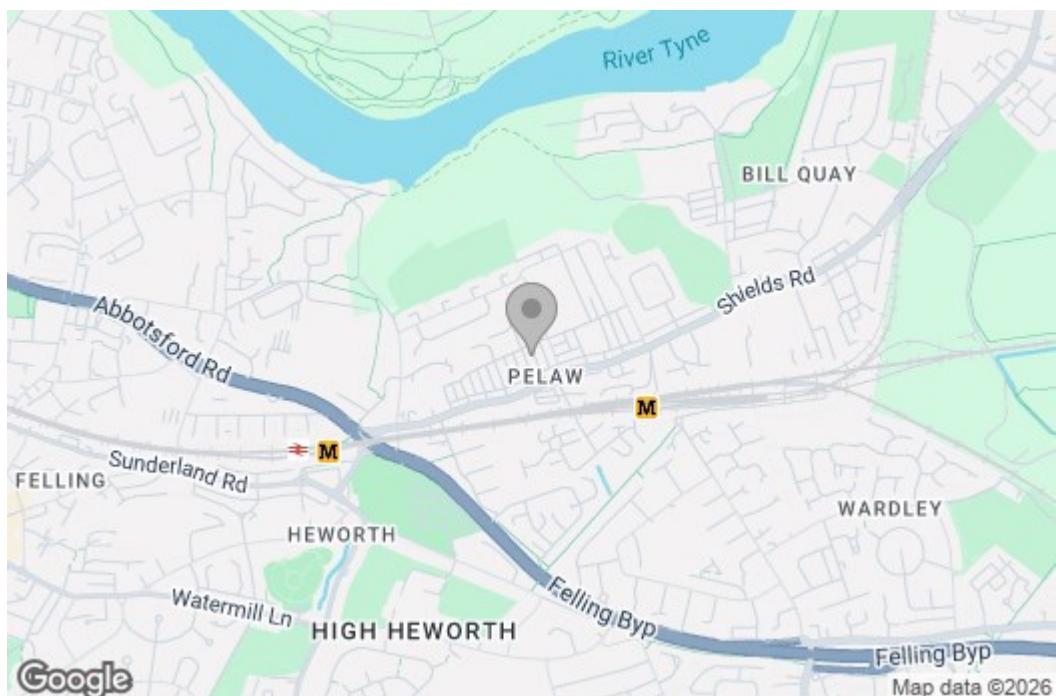
Upfront Costs:

1 Months rent upfront

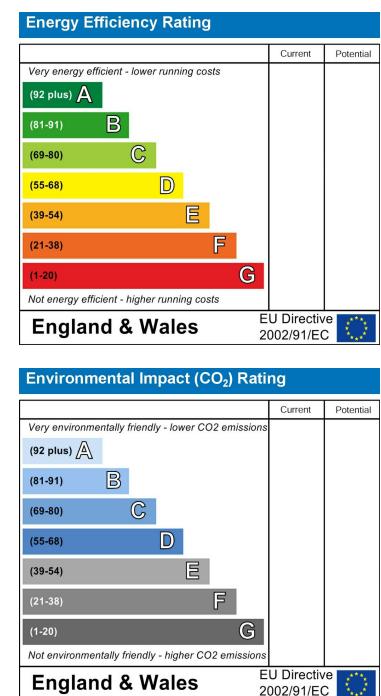
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

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 firms employment has the authority to make or give an representation or warranty in respect of the property.