



9 Elmfield Terrace, Gateshead, NE10 0YD

£650 Per Calendar Month

***** AVAILABLE FROM THE 27TH JANUARY 2024 ***** on an unfurnished basis is this beautifully appointed, tastefully decorated, spacious ground floor flat with lovely period features. The flat is located with great access for Pelaw Metro, transport links, local shops and supermarkets. The accommodation briefly comprises; entrance hallway, lounge, kitchen, spacious bathroom/wc and two good sized bedrooms. The flat is heated via gas central heating and also benefits from double glazing throughout. Externally there is a low maintenance area to the front with ample on-street parking and a shared yard to the rear. Early viewings are recommended to avoid disappointment.

Entrance Hallway

With access doors to the lounge and both bedrooms, gas central heating radiator.

Lounge

Bright and airy lounge with UPVC window overlooking the rear aspect, gas central heating radiator and feature fireplace.

Kitchen

Fitted with a range of modern wall and base units, UPVC door providing access to the shared rear yard, UPVC window overlooking the rear aspect and access to the family bathroom.

Family Bathroom

Fitted with a modern 3 piece suite comprising of low Level WC, wash hand basin fitted into a handy vanity unit and bath with shower over.

Main Bedroom

Spacious main bedroom with UPVC overlooking the front aspect, gas central heating radiator and lovely period features. such as ceiling rose and architraves.

Bedroom Two

Good sized second bedroom with UPVC window and gas central heating radiator.

External Areas

Low maintenance area to the front and shared rear yard. 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

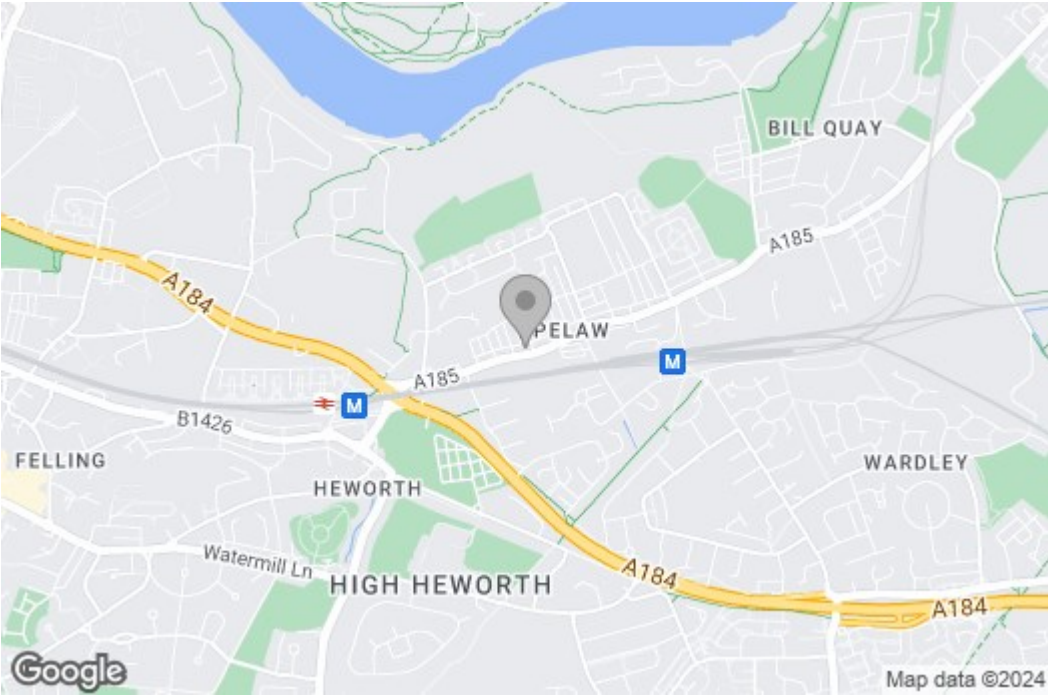
Upfront Costs:

1 Months rent upfront

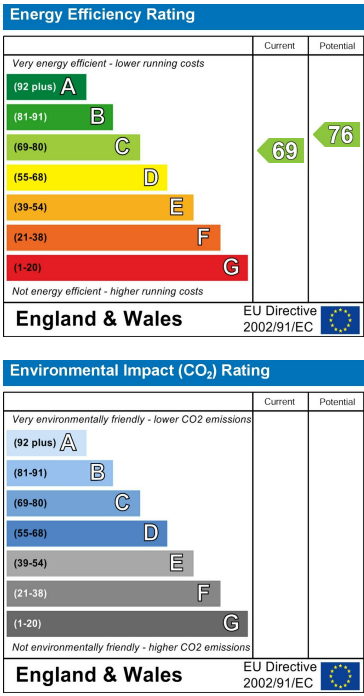
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

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