



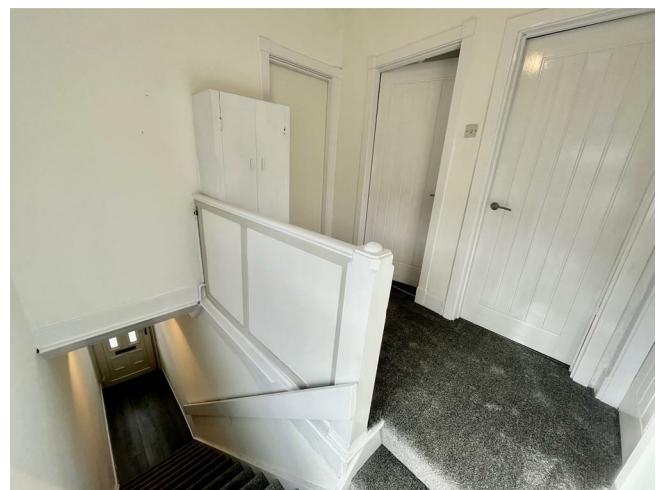
2 York Street, Pelaw, Gateshead, Tyne & Wear, NE10 0QL

£795 Per Calendar Month



## Key features

- UPPER FLAT
- THREE DOUBLE BEDROOMS
- NEWLY REFURBISHED FITTED KITCHEN
- WELL PRESENTED THROUGHOUT
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- VIEWING ADVISED
- AVAILABLE NOW



## Description

Welcome to this charming upper flat located on York Street in Pelaw, Gateshead. This delightful apartment boasts three cosy bedrooms, ideal for a small family or professionals seeking a comfortable living space. The property features a spacious reception room, perfect for entertaining guests or simply relaxing after a long day.

Situated in a convenient location, this apartment offers easy access to metro links, making commuting a breeze. Additionally, the proximity to Aldi & Lidl provides added convenience for your grocery shopping needs.

With three bedrooms on offer, this property provides flexibility for various living arrangements, whether you need an extra room for guests or a home office. The apartment is available immediately, allowing you to move in and make it your own without delay.

Don't miss out on the opportunity to make this lovely apartment your new home. Contact us today to arrange a viewing.



ENTRANCE HALL

LANDING

LOUNGE

14'9" x 12'5"

KITCHEN

9'5" x 7'3"

BEDROOM ONE

440 x 402

BEDROOM TWO

9'4" x 8'11"

BEDROOM THREE

11'0" x 7'8"

BATHROOM

7'2" x 5'8"







## EXTERNAL

### DISCLAIMER LETTINGS

#### WE REQUIRE

One month's rent in advance = £795

One month's rent as a damage deposit = £795

To hold this property from other viewings while references are carried out, we require one weeks rent as a holding deposit.

The particulars on these properties are set out as a general guidance for intended for tenants contracts. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the particulars. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading.

| Energy Efficiency Rating                           |                            |   |
|--|----------------------------|---|
|  | Current                    | Potential   |
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) A  |                            |   |
| (81-91) B  |                            |   |
| (69-80) C  |                            |   |
| (55-68) D  | 63                         | 75  |
| (39-54) E  |                            |   |
| (21-38) F  |                            |   |
| (1-20) G   |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                        |                            |   |
|---|----------------------------|---|
|   | Current                    | Potential   |
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |                            |   |
| (92 plus) A   |                            |   |
| (81-91) B   |                            |   |
| (69-80) C   |                            |   |
| (55-68) D   |                            |   |
| (39-54) E   |                            |   |
| (21-38) F   |                            |   |
| (1-20) G  |                            |   |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |                            |   |
| <b>England &amp; Wales</b>  | EU Directive<br>2002/91/EC |  |

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