



149 Hyde Park Street, Bensham, Gateshead, Tyne & Wear, NE8 4QD

£695 Per Calendar Month



## Key features

- TOP FLOOR APARTMENT
- THREE BEDROOMS
- FITTED KITCHEN
- THREE PIECE BATHROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- PRIVATE YARD
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- VIEWING ADVISED



## Description

Located in Bensham, Gateshead, this delightful upper flat on Hyde Park Street offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or professionals seeking a spacious living environment. The flat features a welcoming reception room, providing a lovely space for relaxation or entertaining guests.

One of the standout features of this property is the private yard, which offers a serene outdoor space for enjoying the fresh air or hosting summer gatherings. The flat is situated in a post-1914 building, adding a touch of character and history to your living experience.

Residents will appreciate the excellent transport links available, making commuting to nearby areas a breeze. Additionally, the property is conveniently located close to Saltwell Park, a beautiful green space perfect for leisurely strolls, picnics, or outdoor activities.

This upper flat on Hyde Park Street is not just a home; it is a lifestyle choice that combines comfort, accessibility, and the joys of outdoor living. Whether you are looking to settle down or invest, this property presents a wonderful opportunity in a sought-after location.



LOUNGE  
15'5 x 11'7

KITCHEN  
13'2 x 6'9

STAIRWAY/LANDING

BEDROOM ONE  
14'7 x 11'6

BEDROOM TWO  
12'1 x 7'4

BEDROOM THREE  
8'6 x 7'4

BATHROOM  
6'10 x 6

EXTERNALS

DISCLAIMER LETTINGS







**WE REQUIRE**

One month's rent in advance = £725

One month's rent as a damage deposit = £725

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		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 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 2002/91/EC	

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