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- Available Now
- Detached Family Home
- Two Bathrooms
- Close To Amenities
- Viewing Recommended
- Four/Five Bedrooms
- Open Plan Living
- Off Street Parking
- Council Tax Band *D*
- Call For More Information





**** Video Tour on our YouTube Channel | <https://youtu.be/Xq755UNs0M8> ****

DETACHED FAMILY HOME | AVAILABLE NOW | OFF-STREET PARKING

Occupying a pleasant cul-de-sac position within Uldale Court, this stunning detached property is truly a home to be proud of.

Kingston Park itself is well-equipped with local amenities, including schools, parks, leisure facilities, and shopping options, making it a convenient and attractive area for families. Whether for daily needs or leisure activities, residents will find everything they need close to home. This neighbourhood offers a family-friendly environment, and the area also benefits from excellent transportation links, with several bus stops nearby along with the Metro. Kingston Park station is a 15-minute walk from Uldale Court, providing direct access to the city's Metro network.

Internally the property briefly comprises to the ground floor: - entrance into the open plan lounge/dining room and kitchen with fitted units and complementing work surfaces. Double doors lead into the fourth bedroom with en suite, and there is also a sitting room that could be utilised as a fifth bedroom with French doors leading to the garden. Off the landing, to the first floor, there are three good-sized bedrooms and three-piece family shower room with WC.

Externally, there is a paved driveway to the front for off street parking and there is an enclosed rear garden with a patio, ideal for entertaining during those warm summer nights.

Viewing comes highly recommended to appreciate the standard and location of this property. For more information and to book your viewing please call our Gosforth team on 0191 236 070.

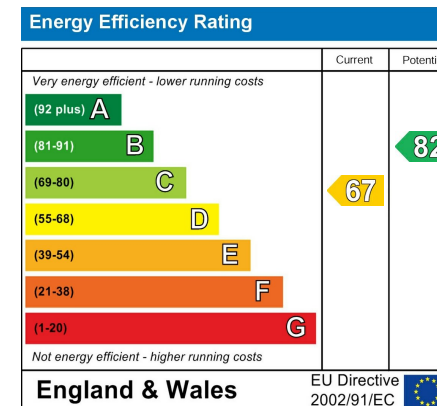
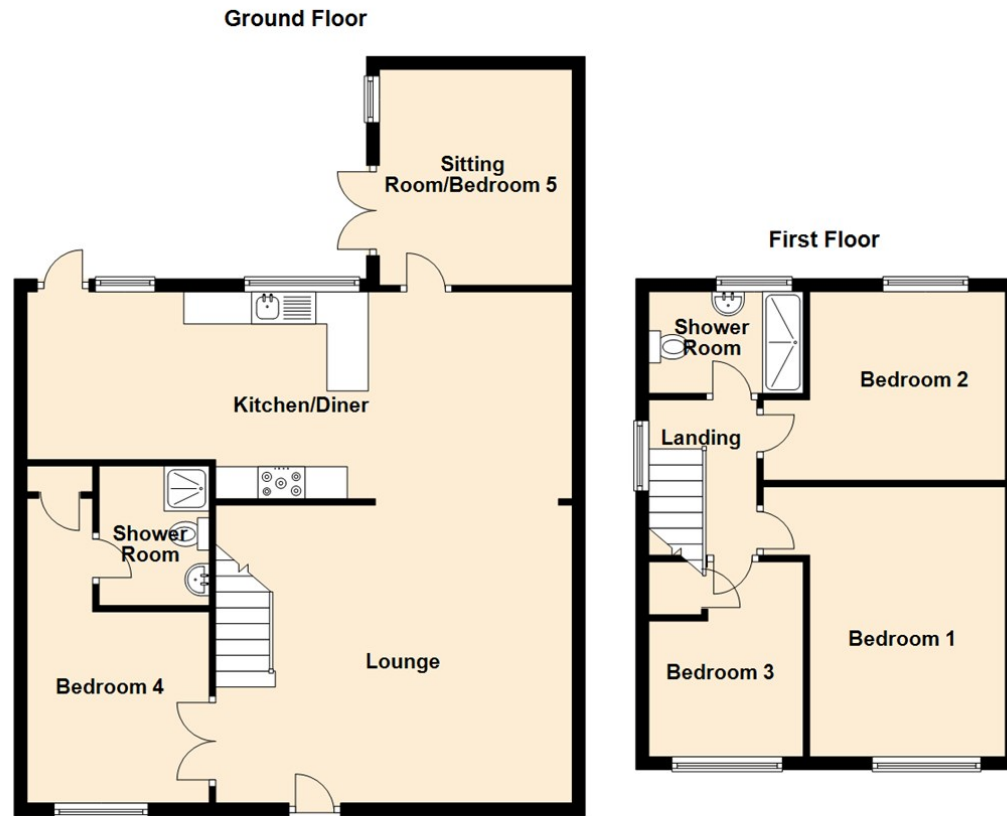
Council Tax band *D*.



Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded down to the nearest £5.00**. This Holding Deposit will be off-set against the first month's rental payment received.

The Holding Deposit is non-refundable should you fail the Right To Rent checks, you provide misleading information, you withdraw from the property or you fail to take reasonable steps to enter into a tenancy within the agreed timescale. The Holding Deposit does not constitute the offer of acceptance of a tenancy until such time as successful referencing is completed and the Tenancy Agreement is signed and executed by both parties. We will liaise with you to agree on a start date for the tenancy.

Schedule 2 of the Tenant Fees Act 2019 – Treatment of the Holding Deposit – governs how we deal with the Holding Deposit. This Schedule applies where a Holding Deposit is paid to either a Landlord or Letting Agent in respect of a proposed tenancy of housing in England. In this Schedule, 'the deadline for agreement' means the fifteenth day of the period beginning with the day on which the Landlord or Letting Agent receives the Holding Deposit. Unless both parties agree otherwise, this Holding Deposit must be returned to you if it is decided by the Landlord or Letting Agent not to proceed with the tenancy after a Holding Deposit has been paid. The deposit must be returned to you no later than 7 days after a decision is made not to proceed.



The difference between house and home

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