



## Laburnum Court Killingworth

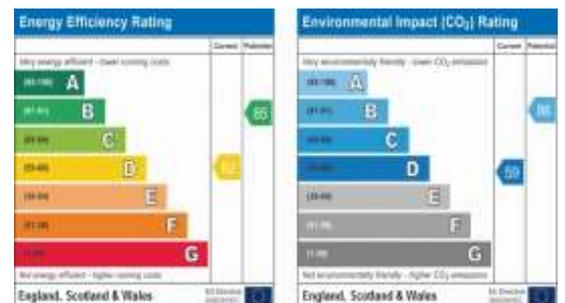
- AVAILABLE IMMEDIATELY
- THREE BEDROOMS
- CHILDREN AND SMOKERS ACCEPTABLE
- MAY CONSIDER PETS AND HOUSING

BENEFIT

- ENERGY RATING D

**£ 550 pcm**

Fees & Deposit Apply



0191 266 7788  
22 Station Road North, Forest Hall, NE12 9AD

ROOK  
MATTHEWS  
SAYER

www.rookmatthewssayer.co.uk  
foresthall@rmsestatagents.co.uk

# 17 Laburnum Court

Killingworth, Newcastle upon Tyne, NE12 6GN

Available immediately is this three bedroom mid terrace house. The accommodation on offer would ideally suit a family and comprises of a large entrance area with door leading into the main house. Downstairs W.C, stairs to the first floor and an under stairs cupboard. A modern kitchen with a good range of wall and base units, gas hob, electric oven, extractor fan, integrated fridge and freezer and washing machine. To the rear there is an open plan lounge/dining room with French doors leading out to the rear garden. To the first floor there are three bedrooms two of which benefit from fitted wardrobes. A modern family bathroom/W.C completes the first floor. Externally to the front there is a low maintenance garden and to the rear is a raised decked area, lawned garden and access to the driveway providing off street parking. The property benefits from gas central heating and UPVC double glazing.

## FEE DISCLAIMER

As part of our application process and before the tenancy starts, fees will become due for referencing, tenancy agreement preparation and an initial inventory check (where applicable) in addition to the first month's rent. A deposit equivalent of up to six week's rent is also payable before the tenancy starts. Alternatively, selected properties may be offered with a deposit replacement guarantee product. When arranging a deposit replacement guarantee product for you, the insurer pays Rook Matthews Sayer commission that is a percentage of the total premium.

Please contact our Branch for full details of the fees payable before you make any decision about this property or before you decide to view this property.

Our Branch staff can provide you with an explanation of how these fees are calculated, please note that the referencing fees are charged per individual and should a Guarantor be required, this would attract additional referencing fees.

FH3949/VK/MC/04.02.2019/V.1



**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guidance only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential tenants are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the tenants interests to check the working condition of any appliances. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending tenants will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the rental.

**Right to Rent** – each person who is intending to reside in the property and is over 18 must complete a Tenant Application Form and prove they have the Right to Rent in the UK.

R103 Ravensworth 01670 713330

17 Branches across the North-East



Client Money Protection