



GRISDALES

PROPERTY SERVICES



6 Oakley Avenue, Workington, CA14 4NP

£975 Per Month

PLEASE APPLY ON OUR WEBSITE

Fully Refurbished 3-Bed Home, Located in the hugely popular area of High Harrington, this stylish three-bedroom home has been fully refurbished and is ready to move straight into.

Bright, modern, and finished to a high standard throughout, the property offers comfortable living space.

Outside, you'll find a fantastic large garden, a private driveway for 2-3 cars, and a garage — ticking all the boxes for space and convenience.

Helping you find your perfect new home...

www.grisdales.co.uk

46/47 King Street, Whitehaven, Cumbria, CA28 7JH | T: 01946 693 931 | E: whitehaven@grisdales.co.uk

ENTRANCE

Via a UPVC door into small vestibule, with UPVC part glazed door leading to:

HALLWAY

Understairs storage space, radiator, telephone point, stairs leading to first floor, doors leading to:

LOUNGE

13'0" x 12'5" (3.97 x 3.80)



Front aspect double glazed window, radiator TV point, straight through into:

SECOND RECEPTION ROOM

11'7" x 8'2" (3.55 x 2.49)



Radiator. French doors leading to garden. Open archway leading to:

DINING ROOM

11'4" x 8'4" (3.47 x 2.56)



Radiator. Understairs storage cupboard, rear aspect double glazed window, straight through into:

KITCHEN

16'11" x 8'9" (5.16 x 2.67)



Brand new fitted range of blue wooden wall and base units with complementary work surfaces, integrated Bosch electric hob with extractor fan above, integrated Bosch electric oven and microwave. Integrated fridge freezer, freestanding washing machine and tumble dryer, integrated dishwasher, inset sink and drainer unit, rear aspect double glazed window, breakfast bar seating area, two tall radiators, UPVC part glazed door leading to rear external.

FIRST FLOOR LANDING

Side aspect double glazed window, loft hatch, doors leading to:

BATHROOM

5'2" x 8'4" (1.59 x 2.56)



Double walk-in shower, W.C and wash basin with under drawer storage, heated towel rail, UPVC wall panelling, rear aspect double glazed window, wall mounted mirrored vanity unit.

BEDROOM ONE

10'10" x 8'7" (3.32 x 2.64)



Double in size, front aspect double glazed window, radiator, built-in sliding wardrobes, cupboard housing Baxi boiler.

BEDROOM TWO

9'10" x 11'7" (3.02 x 3.55)



Double in size, rear aspect double glazed window, radiator.

BEDROOM THREE

7'7" x 9'3" (2.32 x 2.83)



Single in size, radiator, front aspect double glazed window.

FRONT EXTERNAL



Driveway parking for multiple vehicles leading to:

GARAGE

Single in size, electric front door.

REAR EXTERNAL



Patio seating area, alongside grassed lawn with shilled and bark borders.

DIRECTIONS

From Workington Town Centre, At 'Kwik Fit' roundabout take 1st exit onto Guard Street which leads onto High Street. Continue out of town on the A596. Turn right onto Scaw Road for High Harrington. Turn left onto Seadown Drive. Turn left onto Oakley Avenue. Number 6 is identified by a Grisdales To Let board.

W3W///impose.locals.kilt

COUNCIL TAX - CUMBERLAND

Cumberland Council (01228 606060) advise that this property is in Tax Band B.

THE RENT

Rent is paid on a calendar monthly basis, in advance, and excludes charges for Services, Council Tax etc.

THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available for viewing. This is particularly important if you are contemplating travelling some distance.

DAMAGE DEPOSIT

A deposit will be paid by the tenant, prior to the commencement of the tenancy, equivalent to five weeks rent and it will be returned at the end of the tenancy providing there is no damage, the Inventory is correct and there are no rent arrears. The deposit will be held by the Deposit Protection Service (a custodial service scheme in accordance with the Tenancy Deposit Legislation) and returned to you as per the Tenancy Agreement.

HOLDING DEPOSIT

Grisdales takes a Holding Deposit from a tenant to reserve a property. This is one weeks rent and for this property will be £220. This Holding Deposit will be held for up to 15 days (what is known as Deadline for Agreement). From taking the Holding Deposit the tenancy agreement must be entered into (signed by both parties and dated) before the Deadline for Agreement. However, Grisdals can agree with the tenant in writing that a different date (for example an extension) is to be the Deadline for Agreement. Please make your own enquiries as to when the Holding Deposit can be repaid to you and when it can be retained by Grisdals.

Should the tenancy commence, unless the tenant advises otherwise in writing, it is agreed that the amount of the Holding Deposit will be deducted from the first payment of rent.

THE TENANCY

The property is offered on a 6 month Assured Shorthold Tenancy.

WHO WILL LOOK AFTER THE PROPERTY?

The property will be managed by your landlord but you will pay rent to Grisdals.

INSURANCE

You are required to have sufficient means to cover your liability for the Landlord's fixtures and fittings as set out in the Tenancy Agreement. Sufficient means includes a sum of money available to put right any damage, or alternatively you could purchase a suitable insurance policy to cover this liability.

The Landlord's insurance policy does not cover your possessions within the property. You are advised to consider the need for Tenants Insurance, which usually includes cover for your own possessions and accidental damage to the

Landlord's items. Please see Grisdals for full details on this.

The Landlord will not be responsible for any damage caused to your belongings unless it is caused by an act or omission by the Landlord or Agent, which invalidates any insurance you do have.

RENTAL PROTECTION PLAN

Have you ever thought how you'd cover the cost of your rent if you were to become ill or injured and were unable to work? – Taking out Rental Protection Plan is a great way to protect yourself, or the ones you love, should the unexpected happen during the length of the plan – Ask for a FREE appointment to discuss this plan our Protection Specialist.

APPLICATIONS

Applications for the tenancy are to be made to Grisdals. The application form is on our website – please go to www.grisdals.co.uk, Tenants, Tenancy Application form. Please complete this form electronically and once we have received it we will discuss your application with the landlord and then arrange a viewing of the property. If the landlord decides to proceed with your application and requests that you are referenced you will need to complete a further online application form for Goodlord, our reference provider. References will then be carried out which can take up to 7 days.

PROOF OF IDENTITY

When you apply for a property to rent through Grisdals, you will be required to PERSONALLY provide identification in its ORIGINAL format.

This can be in the form of:

- Valid passport
- Valid photo card driving licence
- National Insurance Certificate
- Firearms Certificate
- Birth Certificate

MORTGAGE ADVICE

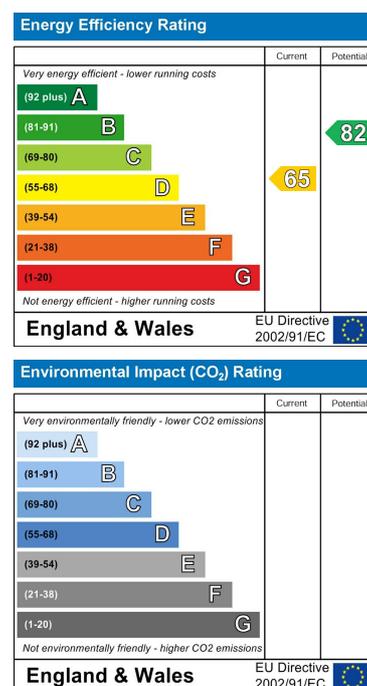
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK. Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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. Intending purchasers 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 any representation or warranty in respect of the property.