

2 Hardingill, Gosforth, CA20 1AQ

£650 Per Calendar Month

PLEASE APPLY ON OUR WEBSITE

If your looking for a new home with a modern interior, then this lovely property may be just what your looking for. It is located in the popular village of Gosforth which is set in the Lake District National Park with easy access to the the Lakeland Fells and perfectly located for all the village amenities.

The property offers super accommodation throughout with the real hub of the home being the stunning fully fitted open plan lounge/kitchen. There is a good sized family bathroom on the ground floor as well as access to the rear yard. Upstairs there is an additional shower room and three double bedrooms.

LOUNGE/KITCHEN

22'11" x 12'11" (6.977 x 3.945)



Two double glazed windows, double glazed door, laminate wood flooring, electric stove, two radiators, range of wall and base units, inset stainless steel sink unit, stainless steel electric oven, four ring gas hob, extractor hood, integrated dishwasher, integrated fridge freezer, sofa, coffee table, breakfast bar, nest of tables.

REAR HALL

Double glazed door, radiator, two storage cupboards one of which houses the boiler.

FAMILY BATHROOM

9'6" x 10'4" (2.894 x 3.145)



Double glazed window, wash hand basin, bath, stainless steel ladder radiator, W.C, extractor fan, walk in shower.

SHOWER ROOM

5'8" x 5'5" (1.721 x 1.646)



W.C, wash hand basin, shower cubicle, laminate flooring, extractor fan.

BEDROOM ONE

8'11" x 10'11" (2.729 x 3.321)



Double in size, double glazed window, radiator, TV point, double bed, wardrobe, bedside unit.

BEDROOM TWO

11'2" x 10'4" (3.406 x 3.147)



Double in size, double glazed window, radiator, TV point, double bed, chest of drawers, wardrobe, bedside unit.

BEDROOM THREE

9'4" x 8'5" (2.836 x 2.559)



Double in size, double glazed window, radiator, TV point.

EXTERNALLY



There is an enclosed yard to the rear of the property with an out house. The outhouse houses a plumbed in washing machine.

FACILITIES

Heating is by way of gas central heating with a electric stove in the lounge/kitchen.

DIRECTIONS

Travelling South from Whitehaven on the A595, turn left into Gosforth down the hill. Hardingill is on the left hand side just a short way down the hill identifiable by a Grisdales To Let Board.

THE RENT

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

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.

THE TENANCY

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

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.

APPLICATIONS

Applications for the tenancy are to be made to Grisdales. The application form is on our website – please go to www.grisdales.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. If the landlord decides to proceed with your application and requests that you are referenced you will need to complete a further on-line application form for Homelet, our reference provider. References will then be carried out which can take up to 7 days.

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 £150. 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, Grisdales 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 Grisdales.

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.

PROOF OF IDENTITY

When you apply for a property to rent through Grisdales, 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

WHO WILL LOOK AFTER THE PROPERTY?

The property will be managed by your landlord.

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 Grisdales 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.

WHAT HAPPENS NEXT?

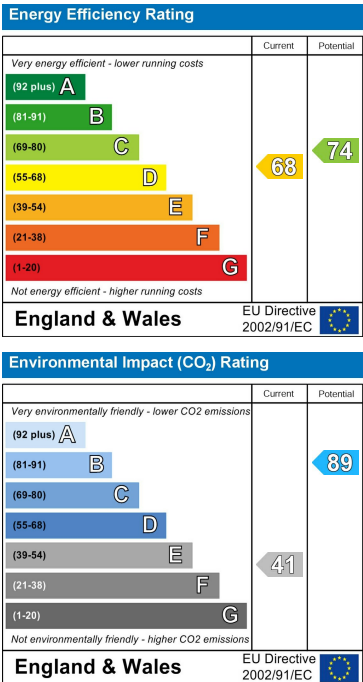
Please see our website for further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.