GRISDALES
PROPERTY SERVICES

60 Frizington Road, Frizington, CA26 3QU

£600 Per Month

Available Late July.... Situated on Frizington Road, this mid-terrace house presents an opportunity for those seeking a modern and comfortable living space. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for a cosy home. The interior of the house is modern throughout, ensuring a stylish and inviting atmosphere. The part-furnished nature of the property allows for a seamless transition into your new home, providing essential furnishings while still offering the flexibility to personalise the space to your taste. Situated just a short distance from local employment opportunities, it is perfect for those who value a manageable commute.

ENTRANCE

via UPVC front door into vestibule with door leading to:

OPEN PLAN LOUNGE/DINER

25'5" x 11'8" (7.75 x 3.57)

Dual aspect, double glazed windows, electric fire, two sofa's, stairs to first floor, door leading to small porch area, door leading to external. Door leading to:

INNER PORCH

Sockets fitted. Door to rear external. Washing machine.

KITCHEN

5'8" x 10'2" (1.75 x 3.12)

A range of wall and base units with complementary work surfaces. Integrated electric oven and gas hob, stainless steel inset sink and drainer unit, freestanding fridge, radiator side aspect double glazed window, door leading to:

BATHROOM

5'5" x 7'8" (1.67 x 2.34)

Three piece suite comprising of bath, WC and sink, side aspect frosted window.

FIRST FLOOR LANDING

Doors leading to:

BEDROOM 1
12'4" x 11'8" (3.76 x 3.57)

Double in size, radiator, rear aspect double glazed window, storage cupboards housing the boiler.

BEDROOM 2
8'5" x 12'6" (2.58 x 3.82)

Front aspect glazed window, single in size, radiator, single bed frame, storage cupboard.

EXTERNAL

Yard to the rear.
Parking is by way of on street.

DIRECTIONS
The property is best approached from Whitehaven via Cleator Moor. Turn left to Frizington and continue to the village and to the mini roundabout. Take the 3rd exit onto Frizington Road and number 60 is on the left hand side displaying a Grisdales to let sign.

COUNCIL TAX
We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band A.

VIEWING ARRANGEMENTS
To view this property, please contact us on 01946 693931.

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

THE CONSUMER PROTECTION REGULAT
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. This is particularly important if you are contemplating travelling some distance to view the property.

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 for from a tenant to reserve a property. This is one week's rent and for this property will be £138.00

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.

THE TENANCY

The property is offered on a Periodic Tenancy.

WHO WILL LOOK AFTER THE PROPERT

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

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.

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.

It is recommended that you hold adequate insurance to protect against accidental damage caused by the Tenant to the Landlords Fixtures and Fittings at the premises as described in the Inventory. You should also consider insuring your own possessions. Please speak to Grisdales for further information.

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 to speak with our Protection Specialist.

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 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 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

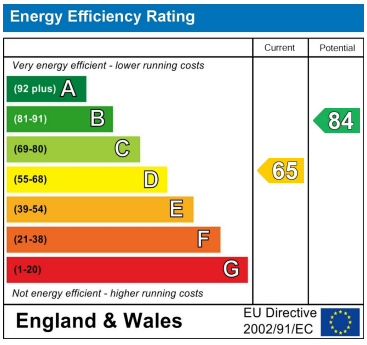
WHAT HAPPENS NEXT?

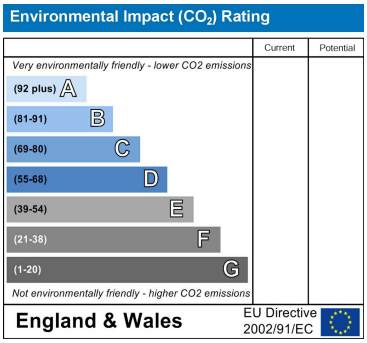
Please see our website for further information.

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.