



GRISDALES

PROPERTY SERVICES



33 Blackburn Street, Workington, CA14 2SS

£675 Per Calendar Month

ABSOLUTELY WOW!!!

We love this!!! A fantastic recently refurbished two bedroomed mid terraced house - with stylish and contemporary fittings! Bright white walls, practical flooring, a stylish blue kitchen with off white worktop, modern bathroom downstairs and upstairs the modern theme continues into the two double bedrooms. Small yard, gas heating, double glazing. This little gem is waiting to be loved and loved in!

Helping you find your perfect new home...

www.grisdales.co.uk

18 South Street, Cockermouth, Cumbria, CA13 9RT | T: 01900 829 977 | E: cockermouth@grisdales.co.uk

THINGS YOU NEED TO KNOW

Gas central heating;
Double glazing.

ENTRANCE

Accessed via a uPVC door with a frosted glazing panel and that leads into:

INNER LOBBY

With wood effect laminate floor covering, spotlight and door leading into:

OPEN PLAN LOUNGE/KITCHEN



A fabulous open room painted in white and naturally split into two areas - lounge and kitchen. Spotlights and wood effect laminate floor throughout.

LOUNGE

13'10" x 11'1" (4.23 x 3.38)



With window to the front, oak mantle over fireplace recess with light above, television point, cupboard housing meter and opening into:

KITCHEN

11'3" x 7'9" (3.43 x 2.37)



Fitted with a comprehensive range of drawers and base and wall units in dark blue and off-white laminate worktop over with matching upstand. Includes black composite sink unit with stainless steel sink, plumbing for washing machine, alcove for fridge/freezer, integrated Hoover electric oven with 4-ring Hoover hob over, black splash-back and stainless steel extractor fan. Plinth lighting.

REAR LOBBY

With continuation of flooring, uPVC door to the rear and stairs to the first floor and door leading into:

BATHROOM

7'4" x 5'6" (2.24 x 1.68)



Fitted with low level WC, white wash basin with chrome mixer tap set into white fronted drawer unit, bath with chrome mixer tap and wall mounted chrome shower and attachments including hand held hose and rainfall shower, folding tempered glass door in chrome frame and chrome ladder style radiator; fitted around bathroom with beige ceramic tiling, extractor fan, mirror light and spotlighting.

FIRST FLOOR LANDING

With access into the loft via a pull down ladder and doors into both bedrooms.

BEDROOM ONE

10'9" x 9'10" (3.30 x 3.01)



Spacious double bedroom with an aspect to the front and with television point.

BEDROOM TWO

13'10" x 7'9" (4.23 x 2.37)



Double bedroom to the rear with cupboard housing gas boiler and space for storage and wall mounted television point.

EXTERNALLY - PARKING

Parking is on the road to the front subject to a residents parking permit.

EXTERNALLY - YARD



There is an enclosed yard to the rear.

COUNCIL TAX

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

DIRECTIONS

From Oxford Street, turn onto Senhouse Street and proceed almost to the end; Blackburn Street is the last left turn.

VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977.

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/VIEWINGS

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.

*Please note these details have yet to be approved by the landlord.

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 £155

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 6 month Assured Shorthold Tenancy.

WHO WILL LOOK AFTER THE PROPERTY?

For peace of mind, the property will be managed by 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 for an FREE appointment to discuss this plan with Lewis Morgan, 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. 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.

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.

MORTGAGE ADVICE BUREAU

Grisdales work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across the UK. Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property.

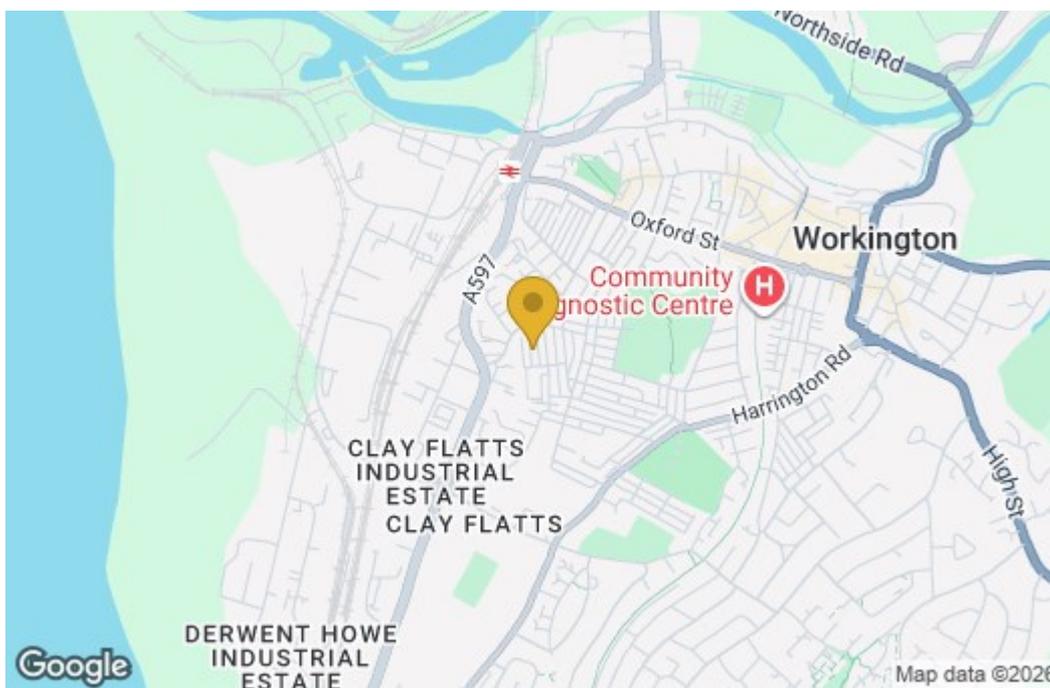
Mortgage Advice Bureau – Doing what's right for you.

Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

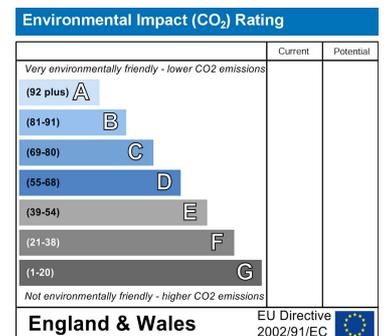
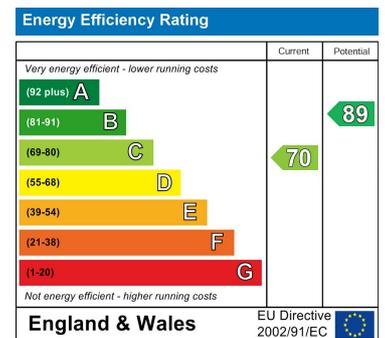
To find out how we can help you realise your dreams, just call your nearest Grisdales office.

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.