



GRISDALES

PROPERTY SERVICES



1 Harcourt Street, Workington, CA14 2XL

£575 Per Calendar Month

A smashing two bedroomeed house to let in Harcourt Street - handy for both the town centre and train station! In good condition throughout this will soon make you a lovely home. With open plan lounge/dining room and staircase to the centre of the room and a well fitted kitchen and bathroom to the ground floor and two double bedrooms at first floor. Small yard, parking on the road, gas heating and double glazing. Lovely!

Helping you find your perfect new home...

40 Main Street, Cockermouth, Cumbria, CA13 9LQ | T: 01900 829 977 | E: cockermouth@grisdales.co.uk

www.grisdales.co.uk

THINGS YOU NEED TO KNOW

Gas central heating
Double glazing

ENTRANCE



The property is accessed via a uPVC door which leads into:

OPEN LOUNGE/DINING ROOM

24'0" x 12'11" (7.34 x 3.96)



Fireplace with electric fire in brushed chrome frame on cream hearth with beech effect mantelpiece and second fireplace alcove; pine unit with housing meters; television and telephone points; windows to the front and rear; natural pine skirting boards and pine staircase in the centre of the room; coving; door leading into:

KITCHEN

9'2" x 6'4" (2.81 x 1.94)



Fitted with a range of base and wall units in laminate wood effect with dark grey laminate work surface over; Hotpoint electric oven and 4 ring Hotpoint hob; round stainless steel sink unit with mixer tap; plumbing for washing machine; space for fridge/freezer; kitchen is fully tiled with beige ceramic tiles; white clad ceiling; coving; large window overlooking the rear; ceramic tile floor.

REAR LOBBY

With continuation of flooring; a uPVC door to the rear with frosted glazing panel; cupboard housing gas boiler; white painted door leads into:

GROUND FLOOR BATHROOM

6'2" x 5'5" (1.89 x 1.67)



With tiled floor; frosted window to the side; low level WC; white ceramic wash basin with chrome mixer tap set into white fronted cupboard; white bath with black side paneling, concertina shower screen and Triton wall mounted shower with attachments; fitted throughout the bathroom are cream ceramic tiles with blue mosaic tiling to the bath; white clad ceiling.

1ST FLOOR LANDING

An open tread staircase leads to the 1st floor landing, giving access into both bedrooms:

BEDROOM 1

13'1" x 10'4" (4.00 x 3.16)



Double room with spot lighting; window overlooking the front; television point; cupboard with shelf and hanging rail; coving.

BEDROOM 2

13'1" x 10'5" (4.00 x 3.20)



Double room to the rear with television point; coving; spot lighting.

REAR YARD

With a gate to the rear of the property.

DIRECTIONS

In Workington, turn left onto Washington St/A596, then turn right onto Jane St/B5297 and continue to follow the B5297. At the roundabout, take the 3rd exit onto Oxford St/B5297 and continue to follow the B5297. Turn left onto Milburn St, then right onto Fletcher St and then turn left onto Harcourt St.

COUNCIL TAX CK

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

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 from a tenant to reserve a property. This is one weeks rent and for this property will be £132

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.

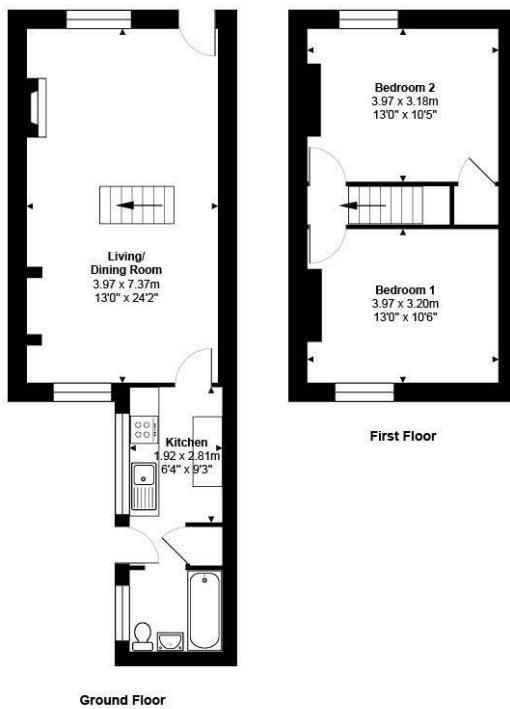
Mortgage Advice Bureau – Doing what's right for you.

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

1 Harcourt St, Workington CA14 2XL

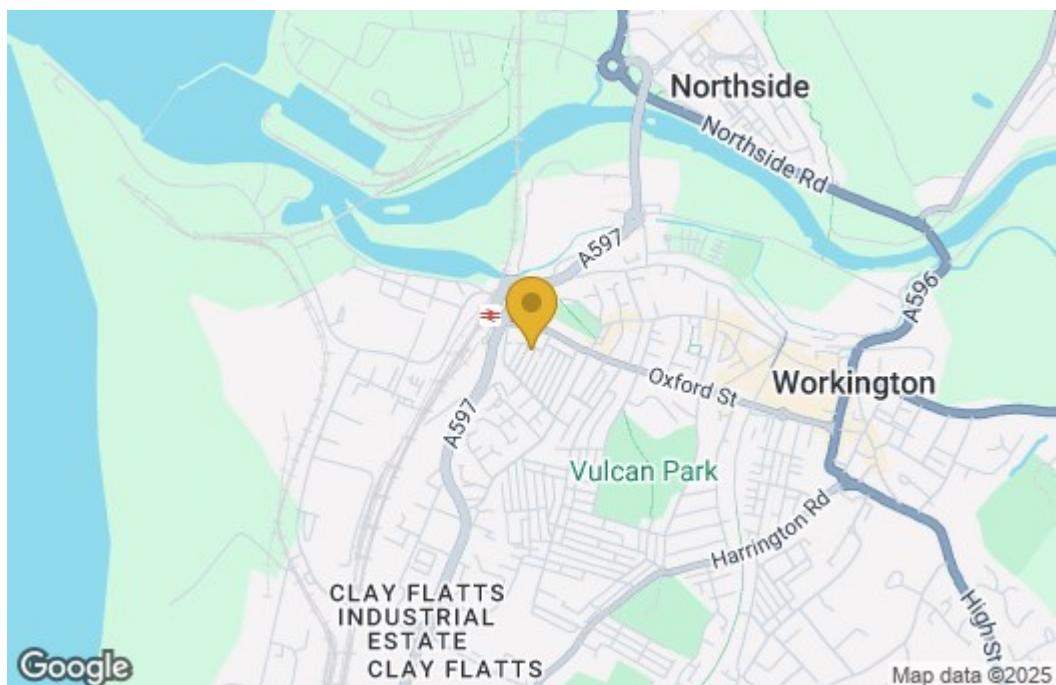


Ground Floor

First Floor

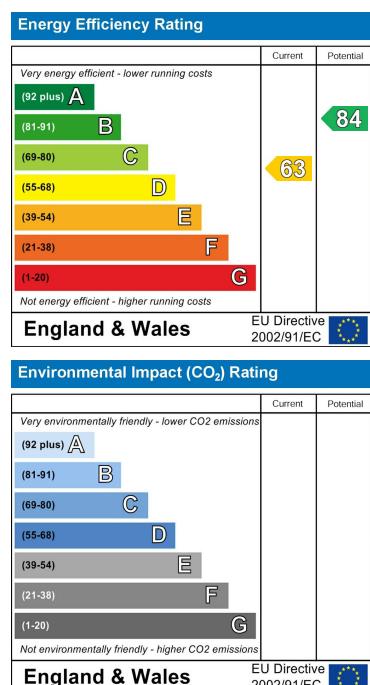
All measurements are approximate and for display purposes only

Area Map



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.

Energy Efficiency Graph



Helping you find your perfect new home...

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