



# GRISDALES

PROPERTY SERVICES



**120 Harrington Road, Workington, CA14 2UW**

**£795 Per Month**

PLEASE APPLY ON OUR WEBSITE

Welcome to Harrington Road, Workington - a great location that could be the perfect setting for your new home! This delightful property boasts not only 2 reception rooms but also 5 bedrooms, providing ample space for all your needs.

Step inside to discover a fully renovated interior that exudes modern elegance. The brand new kitchen and bathroom are sure to impress, offering both style and functionality for your daily living. Imagine preparing delicious meals in your sleek kitchen and unwinding in a luxurious bath after a long day - pure bliss!

Convenience is key with this property, as it is ideally located close to the town centre. Whether you need to run errands, enjoy a meal out, or simply explore the local amenities, everything is just a stone's throw away. Plus, being on a bus route makes commuting a breeze, giving you easy access to all that Workington has to offer.

**Helping you find your perfect new home...**

[www.grisdales.co.uk](http://www.grisdales.co.uk)

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

## ENTRANCE



Is via a wooden door into small porch. Door leading into:

## HALLWAY

Radiator. Laminate floor. Stairs to first floor. Doors leading to:

## LOUNGE/DINER

29'8" x 11'1" (9.06 x 3.39 )



Open plan. Laminate flooring. 2 radiators. Front aspect bay window. Rear aspect window.

## KITCHEN

7'8" x 13'10" (2.34 x 4.22)



With a range of light grey wooden and base units with black complementary work surfaces. Side aspect and rear aspect double glazed window. Wall mounted, newly fitted Main boiler. Integrated electric oven and electric hob with overhead chrome extractor fan. Integrated dishwasher. Integrated fridge and freezer chrome inset sink and drainer unit. Radiator.

## UTILITY ROOM

7'4" x 5'6" (2.26 x 1.69 )



With a range of wooden base units with black complementary work surface. Side aspect double glazed window. Door leading to rear yard.

## STAIRS TO FIRST FLOOR SPLIT LANDING

## BATHROOM

6'7" x 6'1" (2.02 x 1.86)



3-piece suite comprising of bath, WC and basin within vanity unit. White wall tiling. Laminate floor. Side aspect frosted double glazed window.

**BEDROOM 5**

8'5" x 7'5" (2.58 x 2.27)



Single in size. Radiator. Rear aspect double glazed window.

**BEDROOM 2**

13'11" x 8'2" (4.25 x 2.50)



Double in size. Radiator. Rear aspect double glazed window .

**BEDROOM 1**

14'7" x 13'0" (4.46 x 3.97)



Large double in size. Front aspect double glazed bay window. Radiator.

**STAIRS TO SECOND FLOOR**

**BEDROOM 3**

13'5" x 13'0" (4.10 x 3.97)



Double in size. Loft style sloping roof. Front aspect single glazed window.

**BEDROOM 4**  
13'11" x 8'2" (4.26 x 2.50)



Loft style sloping roof. Single in size. Decorative fireplace. Single glazed rear aspect window.

**REAR EXTERNAL**



Yard area with gate leading to back lane. Parking is by way of on street.

**DIRECTIONS**

In Workington follow Guard Street passing the Royal George pub, at roundabout take the first exit. Follow Harrington Road where the property is located on the right hand side opposite the bus stop.

**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. 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 vendors.

**COUNCIL TAX**

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

**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 £183

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 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](http://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.

## **WHAT HAPPENS NEXT?**

Please see our website for further information.

## **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

## **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.

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. To find out more about how we can assist you, just call your nearest Grisdales office.

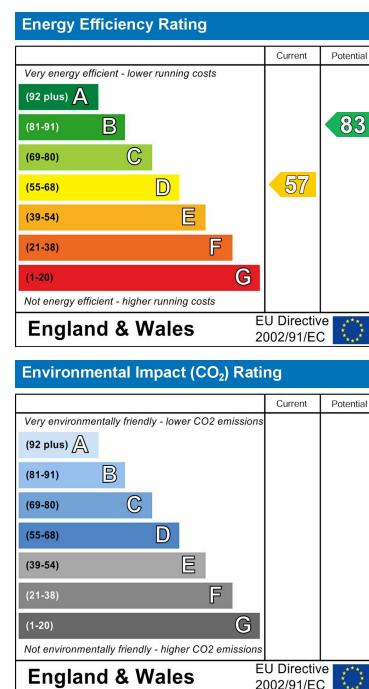
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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