



53 Gray Street, Workington, CA14 2NQ

£725 Per Calendar Month

This well presented house on Gray Street is hiding a secret !! A huge and fabulous bathroom, as well as laminate floors downstairs and a gorgeous kitchen. This exceptional property briefly comprises a lounge, dining room both with laminate floors, gorgeous modern kitchen with breakfast bar and on the first floor, two double bedrooms and a sumptuous bathroom and is available furnished. Externally there is a decked area, ideal for sitting out and relaxing! This really is a lovely property with the added convenience of being within walking distance of the town centre and the park. To apply for this property, please follow the link: <https://www.grisdales.co.uk/renting-letting/rent-with-us/tenancy-application/>

VESTIBULE

The front door leads into vestibule with archway into hallway

HALLWAY

Laminate flooring, access to the first floor, doors to:

DINING ROOM

Window facing rear aspect, laminate floor, dining table & chairs, corner unit, door to:

LOUNGE

Window facing front aspect, laminate flooring, gas fire, L shaped sofa, 2 bookcases, TV stand

KITCHEN

A range of wall & base units, sink with a bowl and a half in stainless steel, built in electric oven, built in gas hob, extractor hood

STAIRS TO FIRST FLOOR

Doors to:

BEDROOM ONE

A double bedroom, window facing rear aspect, built in cupboard and double bed

BEDROOM TWO

Double bedroom, window facing front aspect, double bed, 2 bedside cabinets, built in cupboard, wardrobes

EXTERNALLY

To the rear of the property is an enclosed yard with decking area.

FACILITIES

Gas central heating.

COUNCIL TAX

Allerdale Borough Council (01900 702530) advise that this property is in Tax Band A.

DIRECTIONS

Turn left onto Vulcans Lane. At the traffic signals turn left onto Oxford Street. Turn right onto Gray Street (One Way). Number 53 is identified by a Grisdales To Let board.

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 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.

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.

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. 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.

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 a 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.

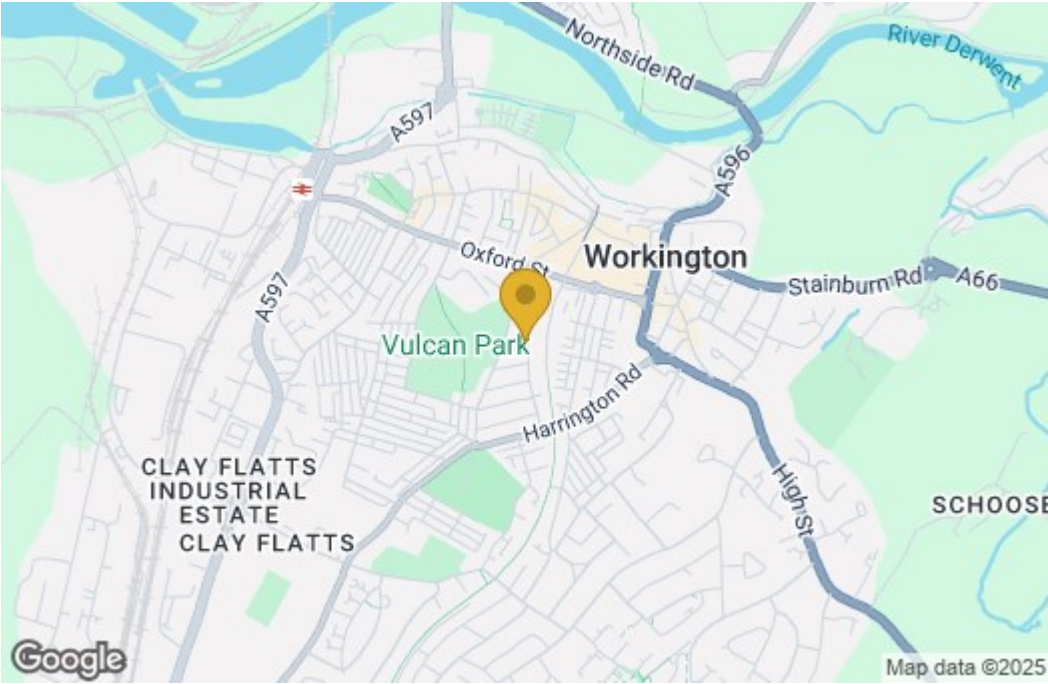
Mortgage Advice Bureau Doing what's right for you.

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.

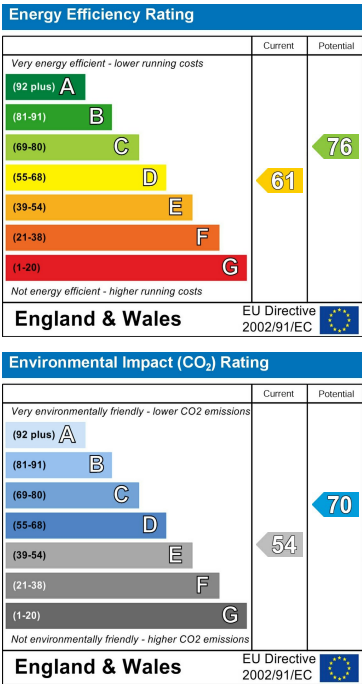
Floor Plan



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