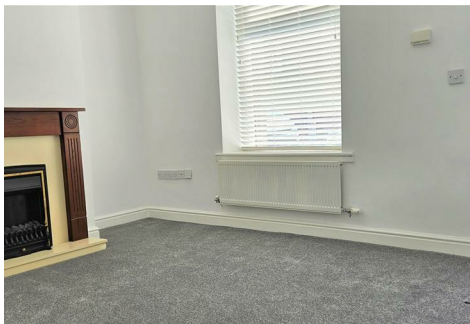




# GRISDALES

PROPERTY SERVICES



**26 Gladstone Street, Workington, CA14 2XH**

**£565 Per Calendar Month**

WHAT A FABULOUS PROPERTY!!! The new owners have transformed this two bedroomed semi-detached house into a GORGEOUS home with brand new carpets and décor and its immaculately clean as well. It offers super accommodation on three levels with a lounge, dining kitchen and bathroom downstairs, two bedrooms (one with an en-suite) upstairs, and a spacious attic room on the top floor. Located conveniently for transport links and the town centre this property will let quickly so get your skates on!

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



## THINGS YOU NEED TO KNOW

Gas central heating (brand new boiler at 2023);  
Double glazing.

## ENTRANCE

The property is accessed via a uPVC door with coloured frosted glazing panels, and that leads into:

## LOUNGE

13'4" x 10'5" (4.07 x 3.20)



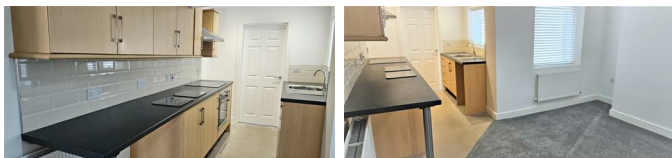
With window to the front, television and telephone points, electric fire on cream hearth with matching surround and dark stained mantelpiece over. Door into:

## INNER LOBBY

With stairs to the first floor and door into:

## KITCHEN/DINING ROOM

17'8" maximum x 13'5" (5.39 maximum x 4.11)



Fitted with a range of base and wall units in beech effect with chrome handles and black laminate worktop over with cream ceramic tiled splash-back. Includes electric oven with 4-ring electric hob over and stainless steel extractor fan, small breakfast bar area, washing machine, fridge/freezer and stainless steel sink with mixer tap, window onto the yard and ample space for a dining table with further window into the hard, television point and useful under-stairs cupboard with coat hooks and meters etc.

## REAR LOBBY

With door to the yard and door leading to the second side of the property. Door leading into:

## BATHROOM

6'7" x 5'2" (2.02 x 1.59)



With white pedestal wash basin with ceramic tiled splash-back, low level WC and bath with wall mounted Triton T80 shower over and attachments and screen. Extractor fan, spotlighting, frosted window to the rear.

## FIRST FLOOR LANDING

With stairs to second floor and doors to bedrooms 1 and 2.

## BEDROOM ONE

13'0" x 10'0" (3.98 x 3.06)



Double bedroom to the rear with a view over the rooftops to the church in the distance and cupboard housing boiler and television point.

## BEDROOM TWO

13'6" x 7'5" (4.13 x 2.28)



A spacious single room to the front with television point. Door leading into:

## EN SUITE

5'10" x 5'2" (1.78 x 1.59)



With small wall mounted wash basin with ceramic tiled splash-back, low level WC and shower cubicle with Triton T8o shower and attachments over and sliding door; extractor fan.

## SECOND FLOOR

The open staircase leads directly into:

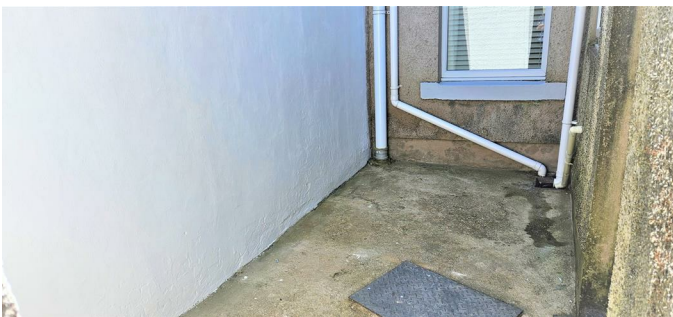
## ATTIC ROOM

15'8" x 15'2" (4.78 x 4.63)



With two Velux roof lights, exposed beams, four cupboards and telephone and television points. It would make a good office/study/playroom etc.

## EXTERNALLY



Small enclosed yard to the rear.

## DIRECTIONS

From Workington Town Centre, on Finkle Street, turn left onto Vulcans Lane. At traffic signals turn right onto Oxford Street. Take the 4th left onto Senhouse Street. Turn right

onto Gladstone Street and the property is on the right hand side.

## 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 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.

## 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 £130

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, Grisdals 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 Grisdals.

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 Kirsty, 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.

## 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.

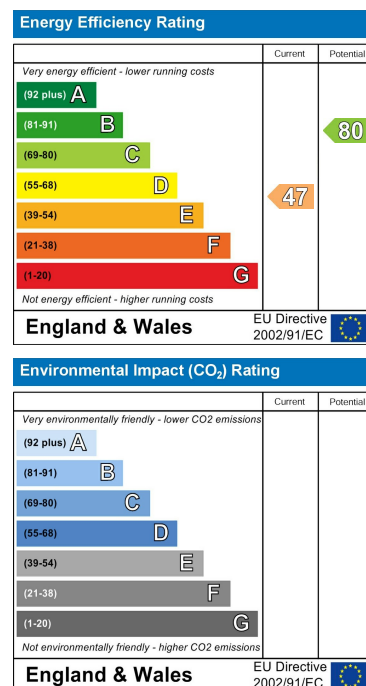
To find out how we can help you realise your dreams, just call your nearest Grisdales office.

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.