



# GRISDALES

PROPERTY SERVICES



## 61 Kirkgate, Cockermouth, CA13 9PH

**£1,200 Per Calendar Month**

LOCATED IN ONE OF THE MOST HISTORIC AREAS OF TOWN is this super four bedroomed house which offers bags of space, perfect for a family who will enjoy and appreciate the gorgeous but very large cottage style garden at the rear (all of which will be maintained by the landlord). The accommodation is spacious, light and airy and includes two reception rooms, a large kitchen and conservatory downstairs and four bedrooms (one with an en-suite) upstairs. Parking is either on the road at the front (subject to a permit) or within the large garage accessed from the rear.

COME AND HAVE A LOOK - WE LOVE IT!

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 and double glazing/either uPVC or timber. Solar panels are installed which will give a good return on an annual basis. It will be the requirement of the your tenancy to provide readings to the Landlord on a quarterly basis.

## ENTRANCE

The property is accessed via a hardwood door that gives access into:

## INNER LOBBY

With coat hooks, cupboard and glazed coloured door leading into:

## INNER HALLWAY

Which opens up into dining room.

## SITTING ROOM

14'9" plus bay window x 14'2" (4.51 plus bay window x 4.32)



Fabulous light and airy room with a bay window to the front, television and telephone points. fireplace with sandstone hearth and natural pine mantelpiece over and original beams.

## DINING ROOM

12'5" x 12'2" (3.79 x 3.73)



With cupboard under the stairs, window to the side, stairs to first floor and door leading into:

## CLOAKROOM

With low level WC, wash basin and wall mounted boiler.

## DINING KITCHEN

14'7" x 13'3" (4.45 x 4.05)



Fitted with a range of base and wall units in wood effect with laminate worktop over and beige ceramic tiled splashback. Includes double Rangemaster dual fuel cooker in chrome and black with stainless steel splashback and stainless steel extractor fan, 1.5 bowl stainless steel sink with mixer tap, washing machine, integrated fridge, integrated freezer and integrated dishwasher. Ample space for a dining table. Television point, spotlights, ceiling beam with original meat hooks. Window to the side, door to the rear and sliding doors leading to the conservatory. Wood effect vinyl flooring.

## CONSERVATORY

15'0" x 10'8" (4.59 x 3.26)



A lovely light and spacious room with windows to two sides and double doors leading to the rear. Fitted with wooden floor, television point.

## STAIRS AND LANDING

Staircase leads to the first floor landing with doors into all bedrooms and bathroom.

## BEDROOM ONE (MASTER ROOM)

13'3" x 12'7" (4.06 x 3.84)



Double room with an aspect to the rear and with range of built-in cupboards including shelf space and hanging rails etc and an additional range of cupboards some with mirror fronts. Wall mounted television bracket and door leading into:

### EN SUITE

7'6" x 5'4" (2.30 x 1.65)



Fitted with bath with wooden panelling and wall mounted Mira shower and attachments, screen in chrome frame and fitted around bath with green ceramic tiles, pedestal wash basin with wall mounted mirror, shaver point/light and shelving and low level WC. Window to the side.

### BEDROOM TWO

14'6" x 8'0" (4.44 x 2.45)



Double room to the front with shelving, cupboard with shelving and a television point.

### BEDROOM THREE

12'9" x 8'11" (3.91 x 2.73)



With window to the front, television point and cupboard.

### BEDROOM FOUR

8'10" x 7'9" (2.71 x 2.37)



With window to the side and it is a single room and with telephone point.

### FAMILY BATHROOM

6'9" x 5'4" (2.07 x 1.64)

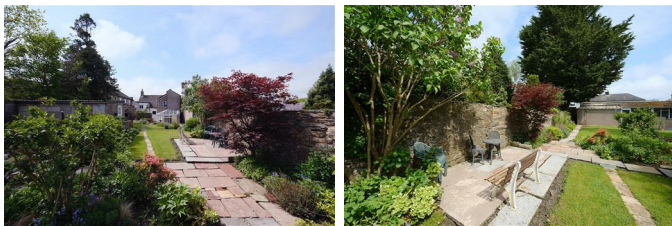


Fitted with bath and shower over with folding door, pedestal wash basin and WC. Fitted throughout with beige and brown ceramic tiles, wall mounted mirror and shaver light/point, frosted window to the rear.

### EXTERNALLY

From the rear of the property is an enclosed yard which opens up to a further paved area accessed from the conservatory with steps up to the garden.

## REAR GARDEN



Fabulous cottage style garden which will be maintained by the Landlord and briefly comprises large lawn area with paving, well established shrub and floral borders. A path leads down to a further garden at the rear and a path also leads on to a garage.

## STORE ROOM

4.99 x 2.93



A detached stone built store room with a range of cupboards and shelving.

## GARAGE

30'9" x 14'11" (9.39 x 4.57)



With up and over door and a larger than average garage with good range of shelving, electricity and tap.

## DIRECTIONS



The property is best approached from Main Street by turning into Market Place and first right into Kirkgate. Proceed up the hill and on the right hand side is a cobbled area.

## COUNCIL TAX

We have been advised by Cumberland Council (00300 373 3730) that this property is placed in Tax Band D.

## 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.

## 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.

## APPLICATIONS

Applications for the tenancy are to be made to Gridsdales. The application form is on our website – please go to [www.gridsdales.co.uk](http://www.gridsdales.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 and then arrange a viewing of the property. If the landlord decides to proceed with your application and requests that

you are referenced you will need to complete a further online application form for Goodlord, our reference provider. References will then be carried out which can take up to 7 days.

## **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 £276.00.

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.

## **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

## **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**

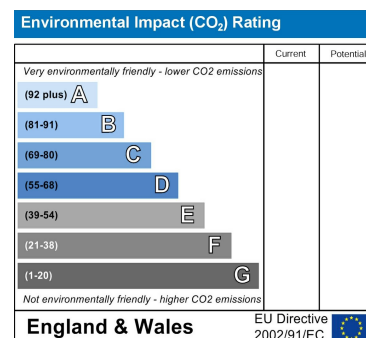
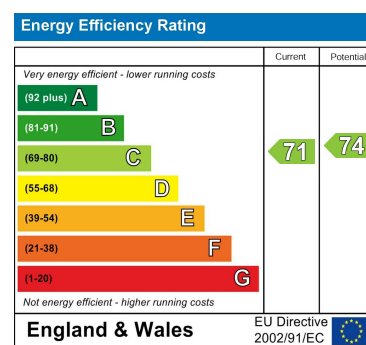
Have you ever thought how you'd cover the cost of your rent if you were to become ill or injured and were unable to work? – Taking out Rental Protection Plan is a great way to protect yourself, or the ones you love, should the unexpected happen during the length of the plan – Ask for a FREE appointment to discuss this plan with Kirsty, our Protection Specialist.

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.