



21 Green Close, Crosby, CA15 6SW

£810 Per Calendar Month

PLEASE APPLY VIA OUR WEBSITE

This gorgeous 3 bedroom home will WOW with beautifully presented kitchen and modern bathroom. With large garden to the rear and double driveway to the front, this property offers ample living space indoor and out.

Added bonus of a GARAGE!!!

If you're looking for a home on a popular residential area of Crosby, then look no further.

THIS IS FOR A TENANCY OF NO MORE THAN 12 MONTHS

FACILITIES

Heating is by way of gas central heating with an additional multi fuel stove in the lounge

HALLWAY

6'6" x 11'3" (1.97 x 3.43)



Front door opens into hallway, radiator, access to first floor, hardwood doors leading to:

THROUGH LOUNGE/DINING ROOM

3.5 (max.) x 7.81



Window facing front elevation, laminate flooring, multi fuel stove, two radiators, patio doors onto decking leading to garden with open views to the rear, door to kitchen

KITCHEN



A range of light grey base & wall units with complimentary work surfaces, built-in electric oven with ceramic hob, stainless steel extractor hood, inset sink unit with drainer, integrated fridge freezer and dishwasher, window overlooking the garden, external door onto decking, built-in cupboard, space & plumbing for washing machine

STAIRS TO FIRST FLOOR

Doors to:

BEDROOM ONE

12'11" x 10'10" (3.94 x 3.3)



Window facing front elevation, radiator, built-in wardrobe with oak doors, double glazed window

BEDROOM TWO

11'3" x 10'10" (3.44 x 3.3)



Window facing rear elevation with open views over fields, radiator, double glazed window

BEDROOM THREE

9'1" x 6'11" (2.77 x 2.1)



Built-in cupboard, radiator, double glazed window

BATHROOM

6'7" x 8'2" (2 x 2.48)



Fully tiled walls, white bathroom suite comprising of WC, wash hand basin, bath with mixer shower overhead, chrome ladder style heated towel rail, double glazed window

EXTERNALLY



Front: To the front of the property is a large driveway and garage.

Rear: To the rear of the property is a decked area leading to grassed garden.

DIRECTIONS

From Maryport proceed in a northerly direction through Birkby. Proceed into Crosby and turn right at the park. Continue up the road into Green Close and number 21 is identified by a Grisdales To Let board.

COUNCIL TAX - CUMBERLAND

Cumberland Council (01228 606060) advise that this property is in Tax Band B.

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.

Alternatively, ask Grisdales about the ZERO DEPOSIT GUARANTEE which is available for this property (subject to conditions). Costs are a set up fee of £49 and a payment equivalent to one weeks rent. After that there is an annual renewal fee of £17.50 paid to Zero Deposit.

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 £186.

THE TENANCY

The property is offered on a 6 month Assured Shorthold Tenancy. THE PROPERTY WILL BE OFFERED TO LET ON A TERM OF NO MORE THAN 12 MONTHS.

WHO WILL LOOK AFTER THE PROPERTY?

The property will be managed by your landlord.

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 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 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.

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

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.

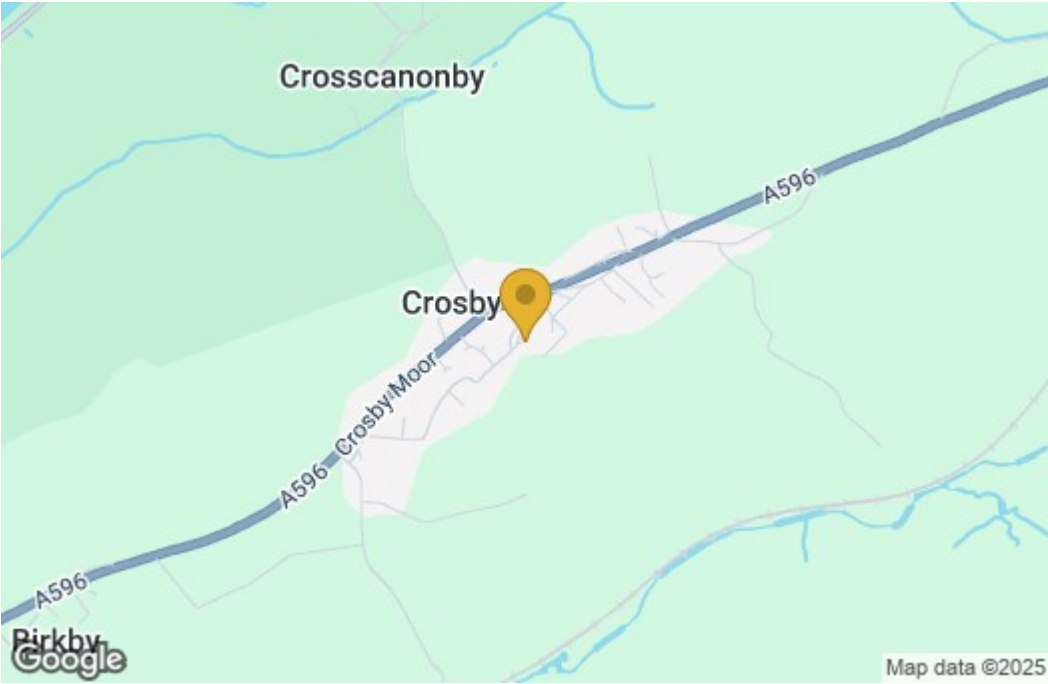
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

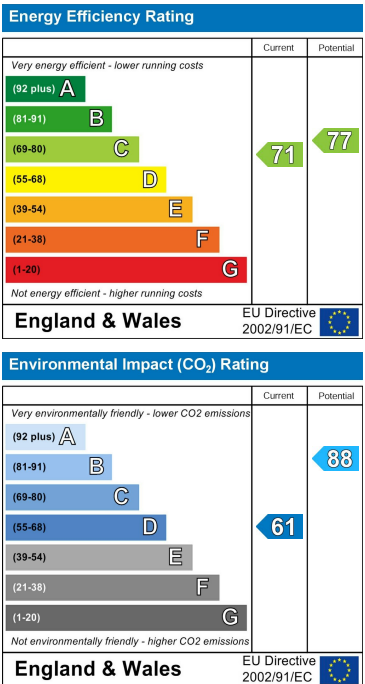
Floor Plan



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