



6 Kirkby Street, Maryport, CA15 6EX

£750 Per Calendar Month

This is a rare opportunity to rent this superb property in Maryport – a home full of character, comfort, and modern touches, ready for a high-quality tenant who will truly appreciate it. Recently refurbished throughout with fresh décor, stylish floor coverings, updated kitchen and bathroom fittings, and contemporary lighting, it combines classic charm with modern convenience. With two reception rooms, a kitchen, a small laundry room, and a four-piece bathroom on the ground floor, plus two bedrooms, a fantastic under-eaves attic room, and a cellar for extra storage upstairs, there's space for everything you need. Gas heating, double glazing, and an enclosed yard make it practical as well as beautiful, and the location is perfectly handy for the town. Don't miss your chance to make this exceptional house your new home!

FACILITIES

Gas central heating and double glazing.

ENTRANCE

Entrance lobby with door leading into:

RECEPTION ONE

14'1" x 11'11" (4.29 x 3.63)



Attractive gas fire, chrome surround with black hearth & oak veneer mantelpiece over, television point, door leading into:

INNER LOBBY

Stairs to first floor

RECEPTION TWO

13'8" x 11'3" (4.17 x 3.43)



Free standing electric stove set into fireplace recess on stone hearth with oak mantel over, spotlighting, door to cellar, door leading into:

KITCHEN

16'5" x 6'6" (5 x 1.98)



A fabulous well fitted room with a good range of cream base & wall units with black worktop over, integrated electric oven, 4

ring gas hob with splashback behind, extractor fan, stainless steel sink, integrated fridge, wood effect vinyl flooring, door to rear, modern chrome light fitting, door leading into:

INNER LOBBY.



Space & plumbing for washing machine, wall mounted gas boiler, door into:

BATHROOM

11'2" x 6'5" (3.4 x 1.96)



A fabulous room fitted with a white four piece suite comprising free standing bath with claw feet and chrome mixer/shower tap, corner shower, wash hand basin, wc, wood effect vinyl flooring, attractive chrome & white radiator/towel heater

FIRST FLOOR LANDING

Stairs leading to the attic giving access into:

BEDROOM ONE

13'11" x 12'0" (4.24 x 3.66)



Front double room

BEDROOM TWO

13'7" x 8'1" (4.14 x 2.46)



Rear double room

ATTIC ROOM

17'1" x 14'0" (5.21 x 4.27)



A spacious room, including areas under eaves on both sides, spotlighting, Velux roof light

CELLAR



A useful room ideally suited for storage

EXTERNALLY



There is an enclosed yard to the rear.

DIRECTIONS



From Curzon Street (at the traffic lights) proceed up Wood Street. Turn right into Church Street. Turn left into Kirkby Street and the property can be found at the top on the right hand side identified by a Grisdales To Let board.

COUNCIL TAX

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

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 take a Holding Deposit from a tenant to reserve a property. This is one week's rent and for this property this will be £170.

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 Grisdals.

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 Landlord's Fixtures and Fittings at the premises as described in the Inventory. You should also consider insuring your own possessions. Please speak to Grisdals 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 Grisdals. The application form is on our website – please go to www.grisdals.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 you will be offered a viewing and, if successful, request that you are referenced. You will need to complete a further on-line 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 Grisdals, 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 Grisdals 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

HOLDING DEPOSIT

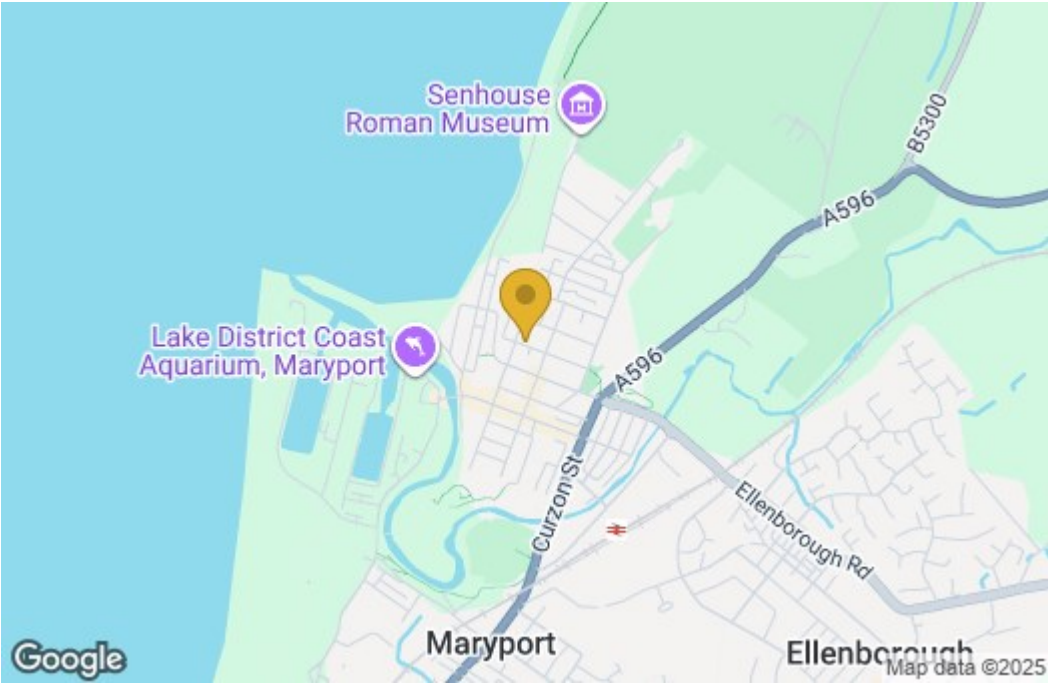
Grisdales take a Holding Deposit from a tenant to reserve a property. This is one week's rent and for this property this will be £ (Staff: monthly rent x 12 / 52, then round down).

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.

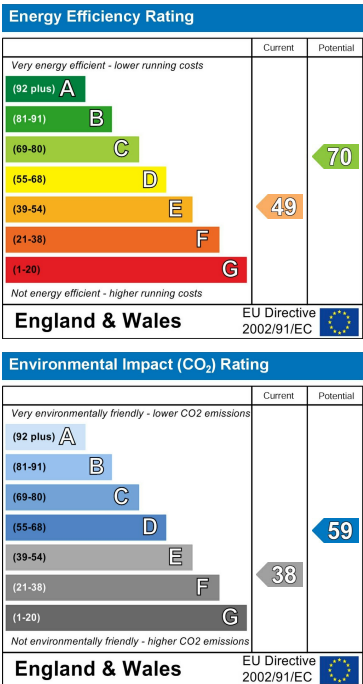
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Floor Plan

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.