



# GRISDALES

PROPERTY SERVICES



**17 Milburn Street, Workington, CA14 2XT**

**£650 Per Month**

PLEASE APPLY ON OUR WEBSITE

This mid-terrace house is in a prime location and is situated close to both the train and bus station making commuting to work or enjoying a day out very easy.

Upon entering, you are greeted by two inviting reception rooms, providing ample living space. The modern kitchen and bathroom are perfectly in keeping with the current trends. The layout of the ground floor is designed to maximise space and light, creating a warm and welcoming atmosphere.

With its two double bedrooms, inviting reception rooms, and proximity to transport links, this property is sure to appeal to a wide range of renters. Don't miss the chance to make this lovely house your new home.

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](mailto:cockermouth@grisdales.co.uk)

## ENTRANCE

Is via a uPVC front door leading into:

## HALLWAY

Radiator, stairs to first floor, doors leading to:

## LOUNGE

10'4" x 9'6" (3.15 x 2.92 )

Front aspect double glazed window, radiator, electric fire set within surround, TV point.

## RECEPTION ROOM 2

13'1" x 10'5" (4.00 x 3.19)

Rear aspect double glazed window, gas fire set within brick surround, radiator, under stair storage cupboard. Door leading to:

## KITCHEN

8'1" x 6'2" (2.48 x 1.90)



With a range of grey wooden wall and base units with complementary work surfaces. Side aspect double glazed window; stainless steel sink and drainer unit. Free standing items to be included with the Let are as follows: washing machine, electric cooker and hob, fridge/freezer.

## INNER HALLWAY

Storage cupboard; part glazed uPVC door leading to rear external, door leading to:

## DOWNSTAIRS BATHROOM

6'1" x 5'4" (1.87 x 1.64)

Three piece suite comprising of bath, with overhead electric shower, WC and wash basin, radiator, side aspect frosted double glazed window, grey uPVC wall panelling.

## BEDROOM 1

13'1" x 10'5" (4.01 x 3.19)

Front aspect double glazed window; radiator; double in size; storage cupboard housing wall mounted Main combi boiler.

## BEDROOM 2

13'2" x 10'5" (4.03 x 3.19)

Rear aspect double glazed window; radiator; double in size.

## EXTERNALLY



There is a small yard to the rear of the property. Parking is by way of on street.

## DIRECTIONS

Leaving Workington Town Centre turn left onto Vulcans Lane. At traffic signals turn right onto Oxford Street. Turn left onto Senhouse Street. Turn right onto Gladstone Street. Turn right onto Milburn Street. Number 17 is identified by a Grisdales to let sign.

## 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 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 REGULAT

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.

\*Please note these details have yet to be approved by the landlord.

## 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 £150.

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.

## 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 Landlord's 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 to speak with 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

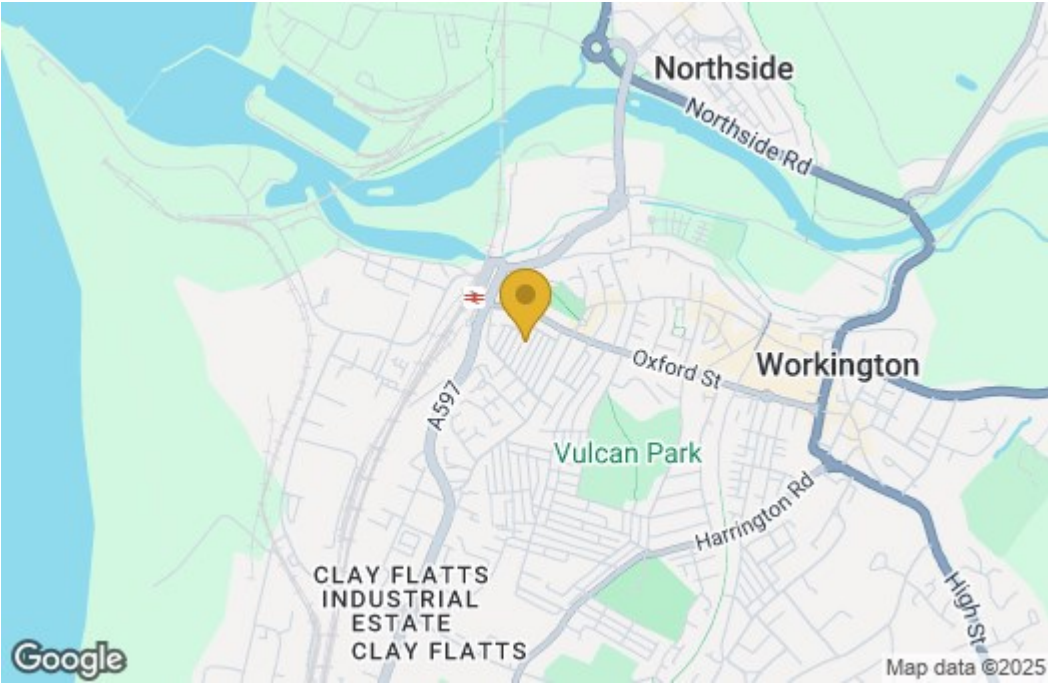
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

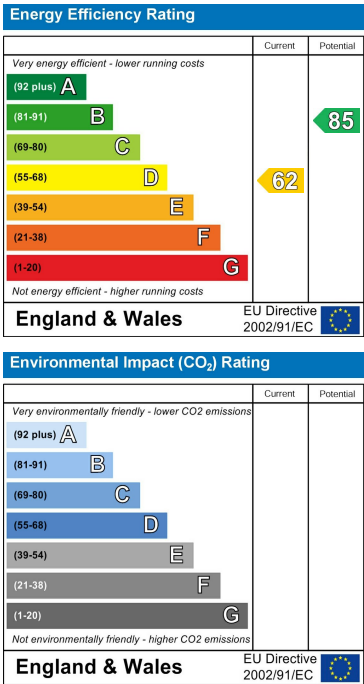
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances

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