



## Ulverston

**£1,125 pcm**

20 Underwood Road  
Ulverston  
LA12 9JF

A well presented 3 bed end of terrace. The property has easy access onto the A590 to Barrow-In-Furness and is close to local amenities. The property comprises: open plan kitchen living area, two double bedrooms and one single room.

- Three Bedroom House
- Driveway and Rear Garden
- Utility Room
- Bathroom with Shower over Bath
- Pets Considered
- Outdoor Space
- No Smokers or Sharers
- Furnished
- Council Tax Band: B
- Available End of October

Property Ref: ULR0427





Bedroom Two

**Location:** Head South-West on A590 towards Ulverston. Turn left into Quebec Street and continue for 0.8miles, then turn right into Oakwood Drive just after the co-op. Underwood Road is just on the third right on Oakwood Drive.

**Furnishings:** The property is offered furnished which includes: Dishwasher, Fridge, Freezer, Washing Machine and Tumble Dryer. Items are included on a non-repair and replacement basis.

**Services:** Mains Electric, Gas, Water (Metered) and Drainage. Internet Speed: <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=LA61RB&uprn=100110695355>

**Viewings:** Strictly by appointment with Hackney & Leigh – Ulverston

**Ongoing Tenancy Management:** Upon tenancy commencement the property will directly managed by Hackney & Leigh.

**Applying for a Tenancy:** Tenancy Application Forms are available from any Hackney & Leigh office. Each application must be accompanied by payment of a Holding Deposit (one weeks rent) payable either by debit or credit card. This is paid to reserve the property and will be held by us for a period of 15 days unless we agree otherwise.

All adults of 18yrs and over who will be living at the property will be asked to provide evidence of nationality and identity to validate their "Right to Rent" under the Immigration Act 2014.

**Referencing:** All applicants will be required to provide satisfactory references eg: employer, current landlord and two character references. For the self-employed, a reference from your accountant or solicitor will be required. A credit reference will be obtained for each applicant. Acceptance of references and the offer of a tenancy is at our discretion.

**The Tenancy:** The property will be let on a fixed term Assured Shorthold Tenancy for an initial period of 6 months. There is no automatic provision within the lease for early termination and the tenant is responsible for rent for the whole term.

The tenant is responsible for Council Tax for the tenancy period and for all charges for water and sewerage, gas, electricity, telephone or other utility/service providers' charges supplied to the tenant during the tenancy.

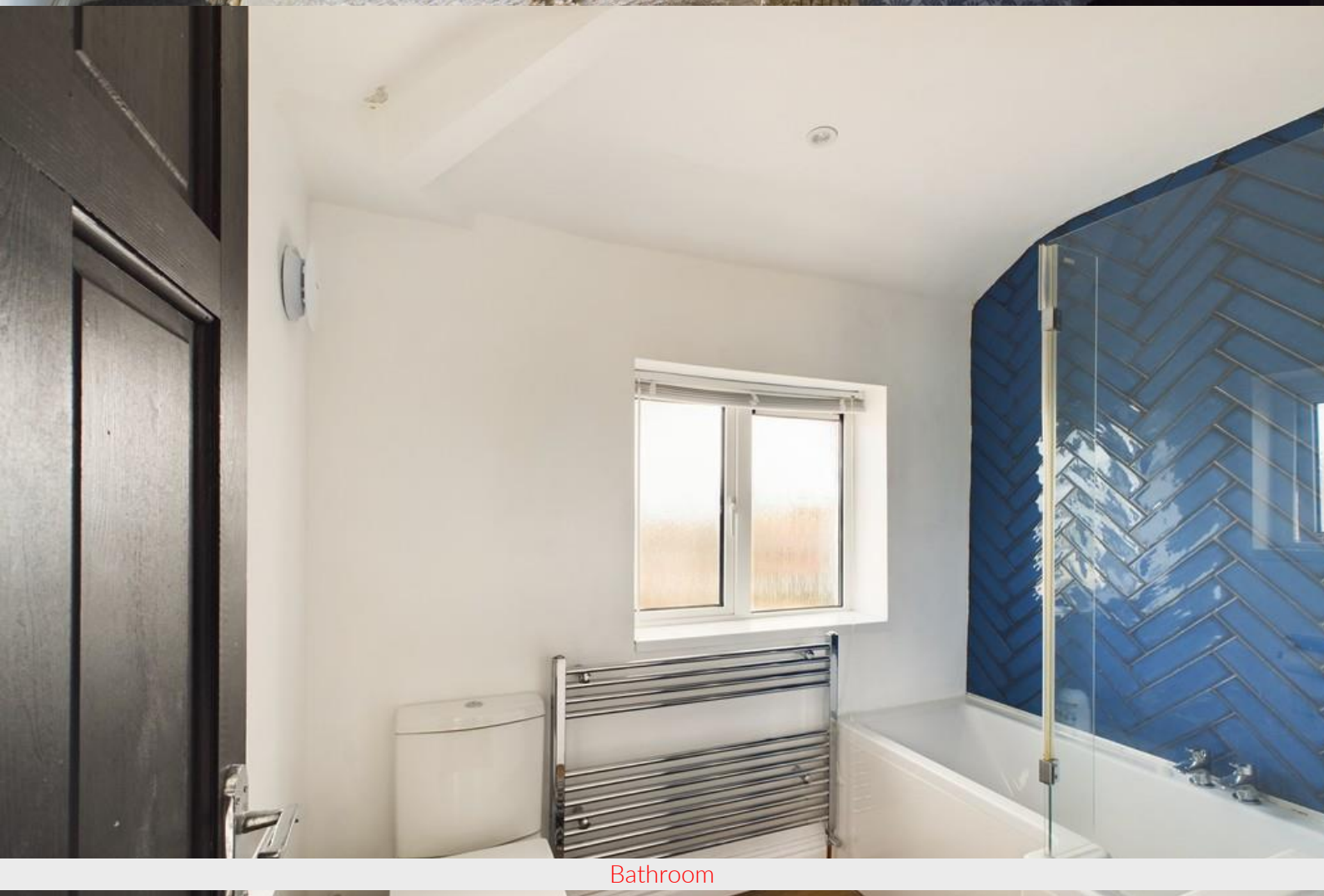
**Deposit & Rent:** The successful Tenant will be required to pay a deposit (equal to a maximum of 5 weeks rent depending on the property). This will be held in accordance with the Tenancy Deposit Scheme Regulations and will be re-fundable at the end of the tenancy, subject to the property being left in a satisfactory condition. Rent is payable on or by each rent day and is payable by standing order. One month's rent in advance PLUS the deposit, is required at the time of signing the agreement. Please Note: It is NOT possible to use the deposit as rent for the final month.

**Pets:** Higher rent may be payable where pets are permitted at the Landlords' discretion. Pets may not be acceptable for a number of

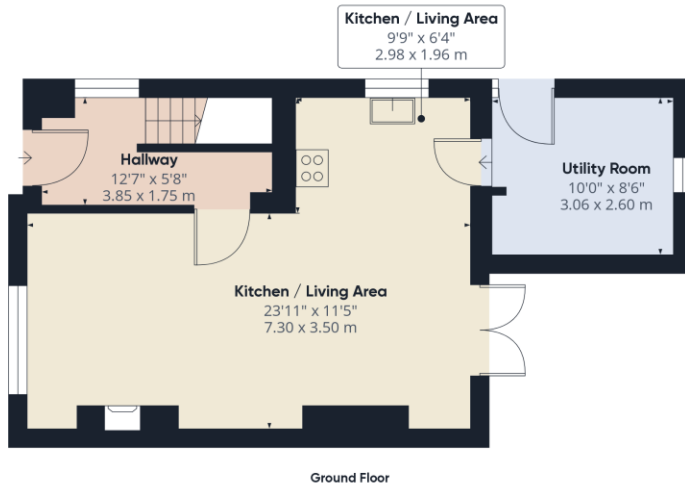




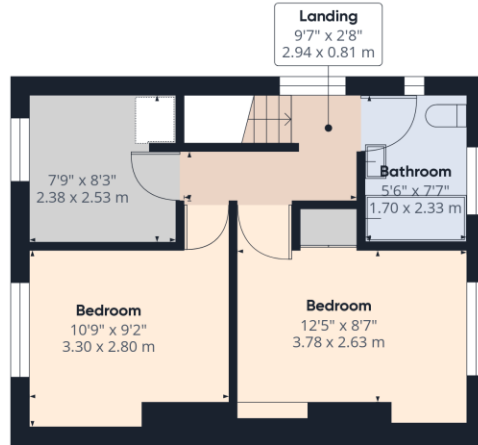
Bedroom One



Bathroom



Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
845.94 ft<sup>2</sup>  
78.59 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

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A thought from the owners...

Property particulars and appointments to view are provided on the understanding that all negotiations are conducted through Hackney and Leigh Ltd. This information is provided for general guidance only. It does not form part of any contract or agreement and no guarantee of accuracy is given. Prospective tenants should make their own enquiries as to the suitability or otherwise of the property. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being let or withdrawn. Please contact us to confirm the property's availability, especially if travelling some distance.