



## Ulverston

£925 pcm

1 Hazeltree Road  
Ulverston  
Cumbria  
LA12 9JP

A two bedroom semi detached house, located in a popular residential area conveniently situated for amenities. Comprising living room, dining kitchen, two bedrooms and shower room. Rear patio garden, outside storage and ample driveway parking.

- Semi Detached House
- Living Room with Stove, Dining Kitchen
- Two Bedrooms, Shower Room
- Rear Patio Garden, Outside Storage Ample Driveway Parking
- Popular Residential Area
- Some Furnishings Optional
- No Smokers or Sharers
- Pets at Landlords Discretion
- Council Tax Band - A
- Available February

Property Ref: ULR0498





Living Room

**Location:** From the Hackney and Leigh Ulverston office, leave Queen Street by taking a left turn onto the A590. At tank square roundabout, take the 3rd exit onto The Ellers/A5087 and at the next junction, take a right onto Hill Fall. Continue along Well Lane and Priory Road turning right into Oakwood Drive after the Co-op. Hazeltree Road is the sixth turning on the left hand side.

**What3Words:** ///films.admits.baguette

**Furnishings:** This property is offered with some furnishings optional by negotiation at application stage. Integrated fridge freezer and dishwasher are Landlord responsibility to maintain. Freestanding washing machine included on a non repair or replacement basis.

**Services:** Mains Electric, Gas, Water (Metered) and Drainage. Internet Speed: <https://checker.ofcom.org.uk/en-g>

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

**Ongoing Tenancy Management:** Upon tenancy commencement the property will be 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 refundable 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 reasons including allergies/medical reasons, conditions within the property lease, lack of outside space, communal grounds or close proximity to a main road. Acceptance of a pet is subject to the Landlords discretion.

**Insurance:** It is the Tenants' responsibility to insure their own possessions. Tenants are strongly advised to take out accidental damage cover in respect of the Landlord's property and contents.

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website [www.hackney-leigh.co.uk](http://www.hackney-leigh.co.uk) and also at any of our offices.

**How to rent:** Prospective tenants are advised to read the government's leaflet which is available here: <https://www.gov.uk/government/publications/how-to-rent>

For a Viewing Call 01229 582891



Dining Kitchen



Bedroom One

