



GRISDALES

PROPERTY SERVICES



11 Hopedene, Cleator Moor, CA25 5RX

£725 Per Month

PLEASE APPLY ON OUR WEBSITE

This delightful end terrace house boasts a spacious layout with one reception room, three bedrooms, and a modern kitchen diner that is perfect for hosting family and friends. As you step into this lovely home, you are greeted by a warm and inviting atmosphere, ideal for creating lasting memories with your loved ones. The three bedrooms offer ample space for relaxation and personalization, ensuring everyone in the family has their own comfortable retreat.

The modern kitchen diner is a highlight of this property, providing a stylish and functional space for cooking and dining. Whether you are preparing a delicious meal or enjoying a leisurely breakfast, this area is sure to become the heart of the home.

The neutral bathroom adds a touch of elegance to the property, offering a serene space to unwind and rejuvenate after a long day. With its contemporary design, the bathroom complements the overall modern feel of the house.

Helping you find your perfect new home...

www.grisdales.co.uk

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ENTRANCE

Is via UPVC front door leading into:

HALLWAY

Radiator, console table, Stairs to first floor. Doors leading to:

KITCHEN/DINER

13'3" x 9'2" (4.04 x 2.81)



With a range of cream gloss wall and base units with complementary work surfaces. Integrated dishwasher, oven and grill. Intergrated fridge freezer, Gas hob with overhead extractor fan. Dishwasher. Inset sink and drainer unit. Front aspect double glazed window. Grey wall tiling and splashback. Radiator. Storage cupboard.

LOUNGE

13'9" x 13'3" (4.21 x 4.04)



Rear aspect double glazed window., three seater sofa, Radiator. Electric fire.

UTILITY ROOM

10'9" x 5'8" (3.28 x 1.75)



Wall mounted boiler. Washing machine. UPVC part glazed door leading to rear external.

FIRST FLOOR LANDING

Loft hatch. Doors leading to:

BATHROOM

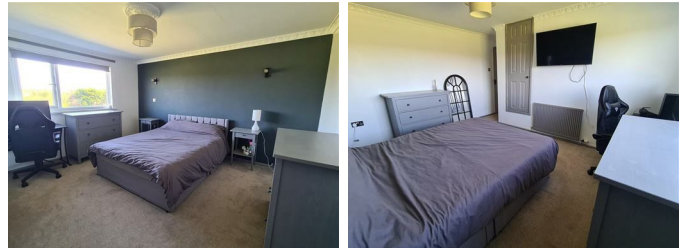
7'11" x 5'5" (2.42 x 1.66)



3-piece suite comprising of bath, with overhead shower, WC and sink within unit. Neutral floor and wall tiling. Ceiling spotlights. 2 rear aspect, frosted, double glazed windows. Chrome ladder style radiator.

BEDROOM 1

13'5" x 10'9" (4.11 x 3.29)



Double in size. Radiator. Front aspect double glazed window, footstool bed, bedside cabinets, chest of drawers, Integrated storage cupboard.

BEDROOM 2

13'1" x 9'9" (4.01 x 2.98)



Double in size. Rear aspect double glazed window. Radiator.

BEDROOM 3

10'7" x 8'3" (3.24 x 2.52)



Single in size. Front aspect double glazed window. Radiator. Over stair storage cupboard.

FRONT EXTERNAL



Gated pathway leading to front door.

REAR EXTERNAL

Paved area with shillied border.

DIRECTIONS

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 01900 829977

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 takes a Holding Deposit for from a tenant to reserve a property. This is one week's rent and for this property will be £165. 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 Landlords 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, 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.

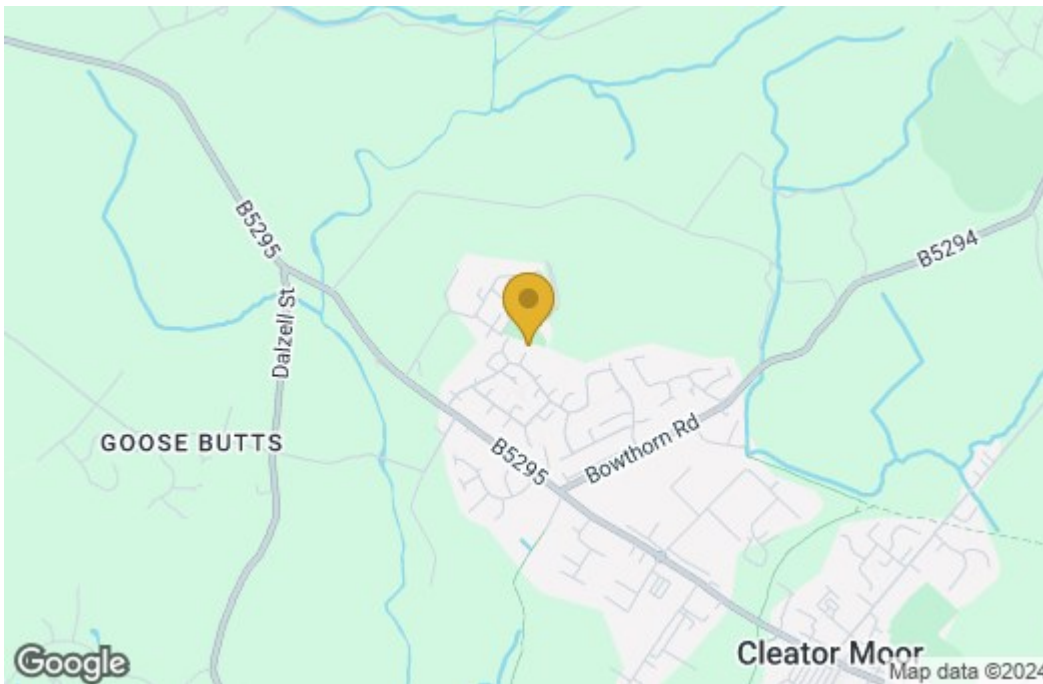
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales

office.

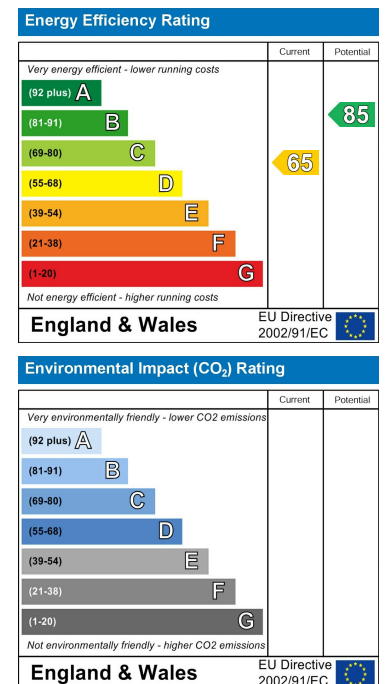
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances

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