



**52 Basket Road, Whitehaven, CA28 9AH**

**£695 Per Calendar Month**

\*\*\*ONLINE VIEWING AVAILABLE\*\*\*

PLEASE APPLY VIA OUR WEBSITE

Available NOW on a part furnished basis this three bedroom house is sitting in a popular residential area on Kells which is just a short drive away from the town centre and is also on the bus route.

The property benefits from a great size lounge, ground floor W.C, breakfast kitchen and ground floor bathroom accompanied nicely with three well proportioned bedrooms on the first floor. Externally the property boasts generous gardens both front and rear and access to the brick built outhouse which can handily be used for additional storage.



## ENTRANCE HALL

Access via UPVC double glazed door with frosted glass panel. Stairs to:

## FIRST FLOOR LANDING

Radiator and door to:

## LIVING ROOM

15'10" x 12'10" (4.85 x 3.92)



Two front aspect double glazed windows. Free standing electric stove set on a marble hearth with wooden surround and metre cupboard. Telephone points and radiator, door leading to:

## INNER HALLWAY

Understairs storage space. Double glazed frosted glass window and doors to:

## WC

Frosted glass double glazed window, half tiled walls.

## KITCHEN

10'8" x 9'5" (3.26 x 2.88)



Range of wall and base units with complementary work surfaces and tiled surrounds. Inset sink unit. Free standing oven and grill with four ring hob over. Freestanding fridge freezer and microwave. Tiled flooring UPVC double glazed door with frosted glass panel for rear access door leading to:

## BATHROOM



A two piece suite comprising of a bath with a mixer tap and shower over. Wash hand basin partly tiled walls, double glazed frosted glass window, plumbing for a washing machine and radiator.

## BEDROOM 1

16'2" x 10'8" (4.93 x 3.27)



Double bedroom with twin front aspect double glazed windows. Built in storage cupboard and radiator.

### BEDROOM 2

11'9" x 10'4" (3.59 x 3.17)



Double bedroom with rear aspect, double glazed window and radiator.

### BEDROOM 3

8'7" x 8'5" (2.64 x 2.59)



This is a generous single bedroom with rear aspect double glazed window and radiator.

### EXTERNALLY



To the front of the property parking is by way of on street. There is a good size lawn and front garden with side access to the generous rear garden, mainly laid to lawn with access to the shed and the additional brick built outbuilding.

### DIRECTIONS

The property can be best approached coming from Whitehaven Town Centre taking the turn towards Kells via Rosemary Lane. Follow the road up and around the hill onto High Road. Turn right onto Basket Road and the property can be located on the left hand side.

### 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 TENANCY

The property is offered on a 6 month Assured Shorthold Tenancy.

### THE RENT

Rent is paid on a calendar monthly basis, in advance, and excludes charges for Services, Council Tax etc.

### 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

### HOLDING DEPOSIT

Grisdales takes a Holding Deposit from a tenant to reserve a property. This is one week's rent and for this property will be £160.00.

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.

### **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.

### **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.

### **WHO WILL LOOK AFTER THE PROPERT**

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 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.

### **WHAT HAPPENS NEXT?**

Please see our website for further information.

### **14 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.

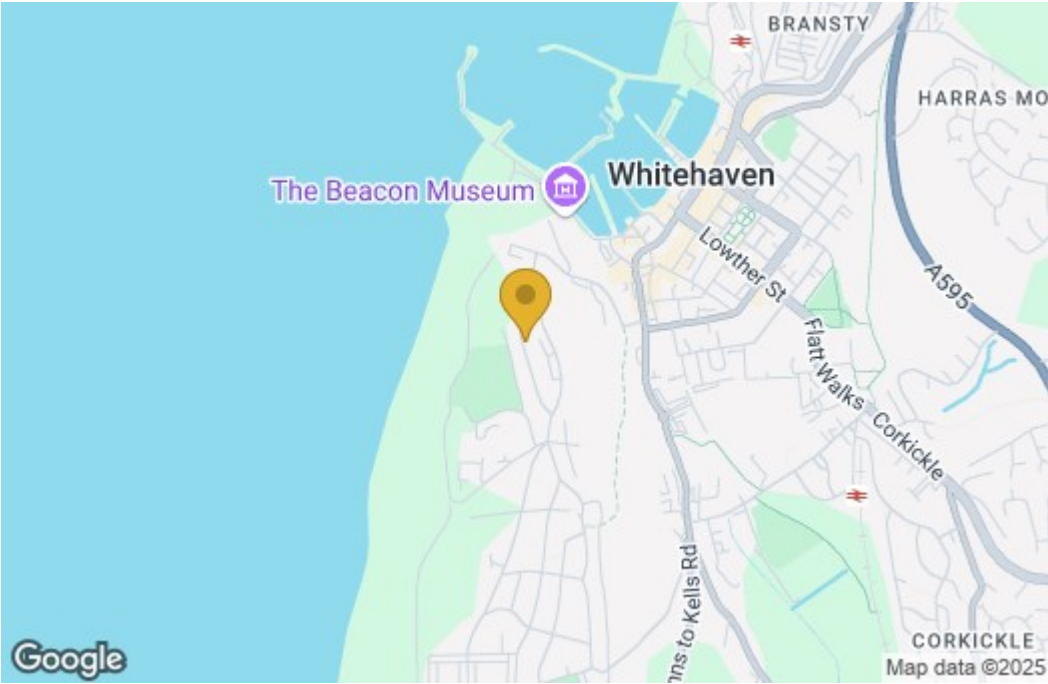
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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

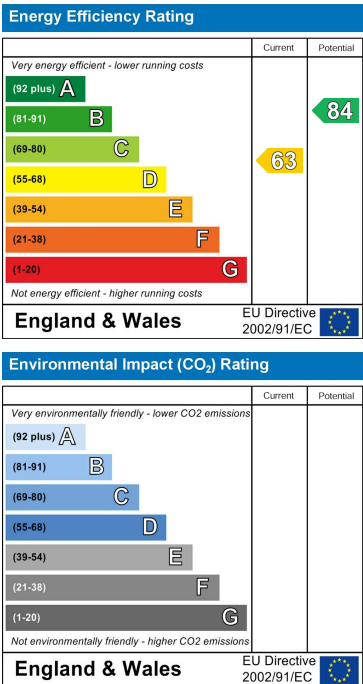


Floor Plan

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.