



39 North Row, Whitehaven, CA28 9AT

£750 Per Month

PLEASE APPLY ON OUR WEBSITE

Available NOW... A good sized three bedroom mid terrace property with lovely views of the sea! Situated on Kells, handy placed for easy access to local shops, schools and local employment links.

The property benefits from a generous amount of living space comprising of a good size lounge with double doors opening onto the kitchen diner and ground floor modern bathroom. Two double bedrooms are accompanied by a third smaller room to the first floor.

ENTRANCE

Is via a upvc front door into:

HALLWAY

Stairs to first floor and door to:

LOUNGE

14'3" x 11'5" (4.36 x 3.49)



Front aspect double glazed window. Radiator. Electric wall mounted fire. Built-in storage cupboards and shelving. Double doors leading to:

KITCHEN/DINER

17'5" x 14'11" (5.32 x 4.57)



With a range of white wooden wall and base units with complementary work surfaces. Decorative black and white wall tiling. Inset sink and drainer unit. Integral oven and separate hob with extractor fan above. Washing machine. Undercounter fridge. Under counter freezer. Rear aspect double glazed window. Upvc part glazed door leading to rear external. Radiator. Storage cupboard. Door leading to:

BATHROOM

8'3" x 5'8" (2.53 x 1.74)



3-piece suite comprising of bath with overhead shower, WC and wash basin. Ladder style radiator. Fully tiled walls and floor. Double glazed frosted window. Stairs to the first floor.

BEDROOM 1

11'5" x 9'3" (3.49 x 2.82)



Front aspect double glazed window. Double in size. Radiator. Large storage cupboard. Feature fireplace.

BEDROOM 2

12'2" x 7'11" (3.73 x 2.42)



Rear aspect double glazed window. Double in size. Storage cupboard. Radiator. Wall mounted gas central heating boiler.

BEDROOM 3

8'8" x 6'6" (2.65 x 1.99)



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

EXTERNALLY



Parking is by way of on street. To the rear of the property there is an enclosed paved yard area.

GARAGE

In regards to the garage, the location is known as Plot 29 Mid St.

DIRECTIONS

From Whitehaven town centre, travel along the one way system round to Scotch Street by the Police Station and take the middle lane and continue straight ahead at the traffic lights onto Irish Street. At the bottom of this road get into the right lane and turn right on the mini roundabout then take an immediate left heading up Albion Street/ Rosemary Lane onto High Road. Continue along High Road to the top of the hill then turn right onto North Row. The property can be found towards the bottom of the road 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 01900 829977

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 £170.

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 Grisdals 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 Grisdals. The application form is on our website – please go to www.grisdals.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 Grisdals, 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.

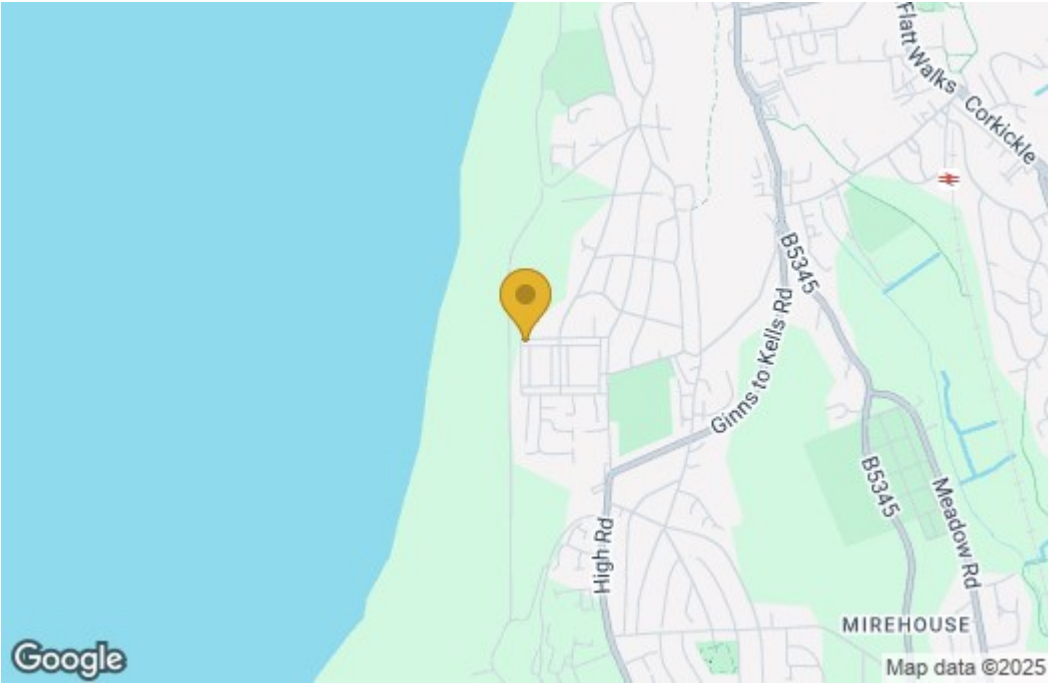
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdals office.

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

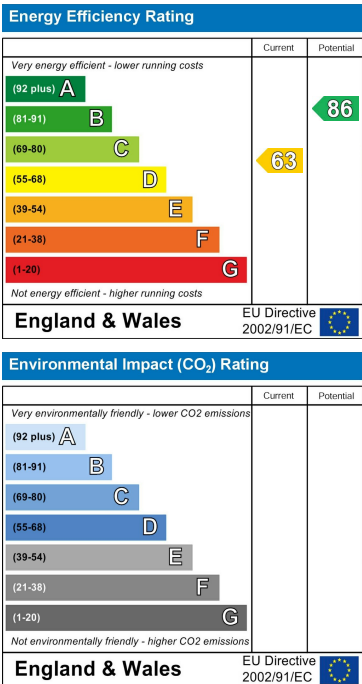
Floor Plan



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.