GRISDALES
PROPERTY SERVICES

130A Main Street, Frizington, CA26 3PB

£875 Per Month

This modern 3 double-bedroom home ticks all the boxes — sleek interiors, bathroom + en suite, and a spacious, traditional kitchen.
Set just moments from schools, local shops, and takeaways, it's perfect for families or busy professionals who want convenience without compromise.
Fresh, modern, and move-in ready — this home could be exactly what you've been waiting for and can be let on a furnished or unfurnished basis.

ENTRANCE

LOUNGE DINER
16'2" x 13'3" (4.93 x 4.04)



Front aspect double glazed window, door leading to:

KITCHEN
19'3" x 9'6" (5.87 x 2.90)


Range of wooden wall and base units with complementary work surfaces

UTILITY ROOM AND W.C

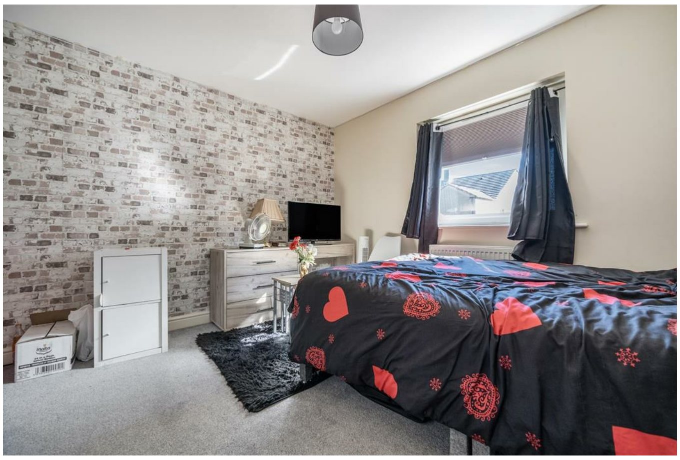
W.C, wash basin, frosted window, wall mounted boiler,

FIRST FLOOR LANDING
Doors leading to:

BATHROOM

Three piece suite comprising of bath with overhead shower, W.C and wash basin, radiator, decorative tiling, double glazed frosted window.

BEDROOM ONE
12'2" x 7'11" (3.71 x 2.43)



Front aspect double glazed window, double in size, radiator.

BEDROOM TWO
13'8" x 9'10",291'11" (4.19 x 3,89)

Front aspect double glazed window, double in size, radiator.

SECOND FLOOR
Door from first floor landing leading to:

BEDROOM THREE
19'3" x 16'2" (5.87 x 4.95)

Master double bedroom, two Velux windows, radiator, door leading to:

EN SUITE SHOWER ROOM

Three piece suite comprising of walk in shower, W.C and wash basin, radiator, Velux window,

EXTERNALLY

Low maintenance, private rear yard with patio area.

PARKING

One allocated space to the side of the property.

DIRECTIONS
The property is best approached from Loop Road North, turn left onto Ribton Moorside, at the roundabout take the first exit to Main Street. At the next roundabout take the second exit to Cleator Moor, turn let and then right onto Mill Street, continue to the roundabout and take the 1st exit onto Main Street. The property can be found on the right hand side just after the turn for "Yeathouse Road".

COUNCIL TAX

We have been advised by Cumberland Council (0303 1231702) that this property is placed in Tax Band B.

THE RENT

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

THE CONSUMER PROTECTION REGULATIONS 2008

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 for viewing. This is particularly important if you are contemplating travelling some distance.

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 from a tenant to reserve a property. This is one weeks rent and for this property will be £201.00. 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.

THE TENANCY

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

WHO WILL LOOK AFTER THE PROPERTY?

The property will be managed by your landlord.

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. Please see Grisdales for full details on this.

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.

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 for a FREE appointment to discuss this plan 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 and then arrange a viewing of the property. If the landlord decides to proceed with your application and requests that you are referenced you will need to complete a further online application form for Goodlord, our reference provider. References will then be carried out which can take up to 7 days.

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.

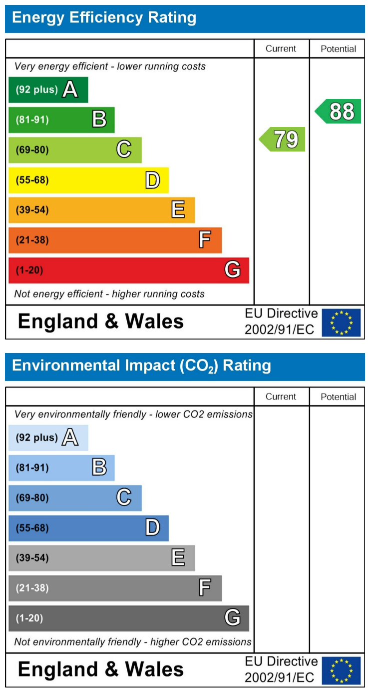
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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



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