GRISDALES
PROPERTY SERVICES

52 North Road, Egremont, CA22 2PR

£650 Per Month

PLEASE APPLY ON OUR WEBSITE

Looking for a New Home just after Christmas???

This mid-terrace house located on North Road in the market town of Egremont is perfectly situated close to local employment opportunities, making it an ideal choice for those looking for convenience and accessibility.

Upon entering, you will be greeted by a spacious open plan lounge diner, providing the perfect setting for entertaining guests or simply relaxing after a long day. The layout offers a seamless flow between the living and dining areas, creating a warm and inviting atmosphere for you to enjoy. To the first floor there are two bedrooms and family bathroom. There is ample amount of parking available on street.

46/47 King Street, Whitehaven, Cumbria, CA28 7JH | T: 01946 693 931 | E: whitehaven@grisdales.co.uk

ENTRANCE
Is via a wooden door with decorative glass panes, leading straight into:

LOUNGE/DINER
21'1" x 10'7" (6.45 x 3.23)

Dual aspect windows; two radiators; laminate flooring; integral storage cupboard; stairs leading to first floor; door leading to:

KITCHEN
17'0" x 5'5" (5.19 x 1.66)

With a range of wooden wall and base units with complementary work surface; radiator; side aspect window; laminate flooring; decorative green and cream wall tiling; inset stainless steel sink and drainer unit; plumbing for washing machine; wooden glazed door leading into porch with UPVC, part glazed door leading to external.

FIRST FLOOR LANDING
Doors leading to:

BATHROOM
15'3" by 5'5" (4.67 by 1.67)

Three piece suite comprising of bath, with overhead shower, WC and wash hand basin. White wall tiling; laminate floor; chrome ladder style radiator; a range of storage cupboards, one housing combi boiler.

BEDROOM 1
12'4" x 10'7" (3.76 x 3.24)

Front aspect window; double in size; radiator; integral storage cupboard with hanging rail.

BEDROOM 2
10'11" x 7'4" (3.35 x 2.25)

Single in size; rear aspect window; radiator.

REAR EXTERNAL

Paved patio area.

DIRECTIONS
Travel along the A595 to Egremont, at second roundabout turn right into Egremont. Take first right onto North Road and the house is located on the right hand side 3/4 of the way up displaying a Grisdales to let board.

COUNCIL TAX
We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band A.

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 £150.

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?
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.

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

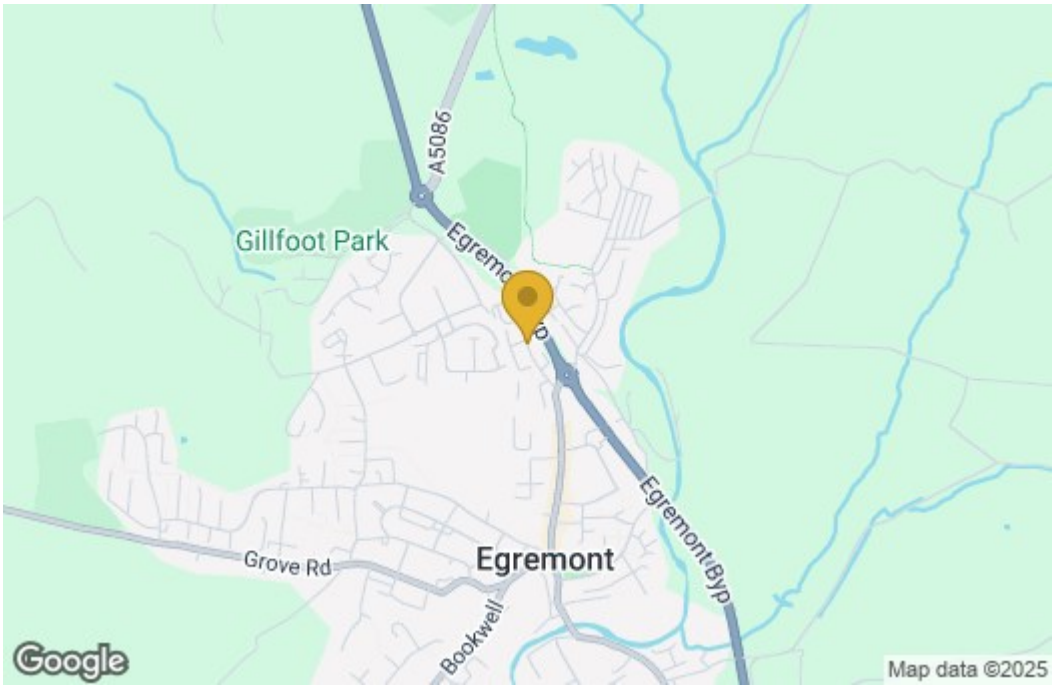
WHAT HAPPENS NEXT?
Please see our website for further information.

MORTGAGE ADVICE

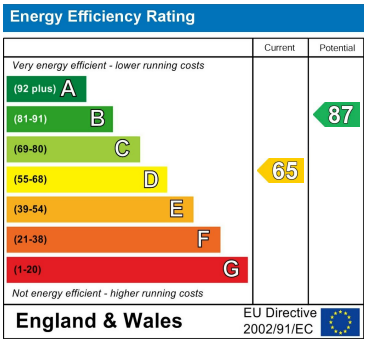
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK. Your home or 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

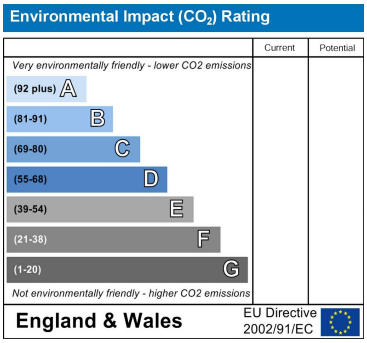
Floor Plan

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.