

Barrow-in-Furness

£995 pcm

19 Cowper Close
Barrow-in-Furness
Cumbria
LA14 5SQ

A good sized two bedroom semi detached house with rear garden and driveway parking in a convenient location for amenities. Offering spacious accommodation of downstairs wc, kitchen diner, living room, two double bedrooms and bathroom. CTB-A. Available September.

- Semi Detached House
- Living Room, Kitchen Diner
- Two Double Bedrooms, Bathroom
- Enclosed Rear Garden
- Driveway Parking
- Unfurnished
- No Sharers
- No Smokers
- Council Tax Band - A
- Available September

Property Ref: ULR0112





Living Room

Description: A good sized two bedroom semi detached house with rear garden and driveway parking in a convenient location for amenities. Offering spacious accommodation of downstairs wc, kitchen diner, living room, two double bedrooms and bathroom.

Location: Entering Barrow on the A590 turn left opposite Costa Coffee and Travelodge onto Wilkie Road and then right after the football ground onto Holker Street. Turn left at the crossroads onto St James Gardens and then right again at the T junction. Cowper Close can be found straight ahead.

What3Words: ///shuts.moral.issues

Furnishings: This property is offered unfurnished.

Services: Mains Electric, Gas, Water and Drainage. Internet Speed: <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=LA61RB&uprn=100110695355>

Viewings: Strictly by appointment with Hackney & Leigh - Ulverston Office.

Ongoing Tenancy Management: Upon tenancy commencement the property will be directly managed by Hackney & Leigh.

Applying for a Tenancy: Tenancy Application Forms are available

from any Hackney & Leigh office, on our website and will be e-mailed automatically following a viewing to the e-mail address provided. An application form should be completed for any intended occupants aged 18 yrs and above. Upon acceptance of an application the payment of the Holding Deposit (one weeks rent) is required, payable either by debit or credit card or bank transfer. This is paid to reserve the property and will be held by us for a period of 15 days unless we agree otherwise.

All adults of 18yrs and over who will be living at the property will be asked to provide evidence of nationality and identity to validate their "Right to Rent" under the Immigration Act 2014.

Referencing: All applicants will be required to provide satisfactory references eg: employer, current landlord and two character references. For the self-employed, a reference from your accountant or solicitor will be required. A credit reference will be obtained for each applicant. Acceptance of references and the offer of a tenancy is at our discretion.

The Tenancy: The property will be let on an Assured Periodic Tenancy Agreement (APT). The tenancy continues on a rolling periodic basis until either party serves notice to terminate the agreement. To end the tenancy a tenant is required to provide a minimum of two month's notice, to end on the last day of a rent period. The landlord is required to serve a Section 8 notice to bring the tenancy to an end, using the relevant grounds for repossession.

The tenant is responsible for Council Tax for the tenancy period

For a Viewing Call 01229 582891



Rear Garden



Living Room

"Double Click Text To Insert Floor Plan"

19 Cowper Close Barrow-in-Furness - Ref: ULR0112

A thought from the owners...

Property particulars and appointments to view are provided on the understanding that all negotiations are conducted through Hackney and Leigh Ltd. This information is provided for general guidance only. It does not form part of any contract or agreement and no guarantee of accuracy is given. Prospective tenants should make their own enquiries as to the suitability or otherwise of the property. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being let or withdrawn. Please contact us to confirm the property's availability, especially if travelling some distance.