



190 PARK AVENUE, BARROW-IN-FURNESS, LA13 9BL

£1,050 pcm

FEATURES

- Three Bedroom Home
- Mid Terrace
- Open Plan Lounge/Diner
- Modern Kitchen
- Family Bathroom To First Floor
- Excellent Sized Rooms
- Enclosed Yard To Rear
- Garage To Rear
- Bay Window Frontage
- Sought After Area



Garage,
On Street
Parking



Well presented and deceptively spacious three bedroom mid-terrace property offering generous living accommodation and modern finishes throughout. The property briefly comprises an entrance porch and hallway leading to a bright bay-fronted lounge with feature wood-burning stove, open-plan dining room and modern fitted kitchen with soft-close units, integrated oven and hob, Quartz sink and stylish lighting features. To the first floor are three well proportioned double bedrooms and a contemporary family bathroom fitted with a modern three-piece suite and shower over bath. Externally, the property benefits from an enclosed rear yard with rear lane access and a useful storage/garage with power and lighting. Sorry No Smokers & Pets Considered.

Entered through a PVC door with glazed inserts into:

PORCH

Ceiling light point, dado rail, coving to ceiling and high up electric meter and fuse board. Glazed door into:

ENTRANCE HALL

Stairs to first floor, radiator, ceiling light point with coving and dado rail. Glazed door into:

DINING ROOM

13' 2" x 11' 2" (4.01m x 3.4m) widest points

UPVC double glazed window to rear, radiator, ceiling light point, coving and glazed door to kitchen. Open to:

LOUNGE

14' 7" x 10' 9" (4.44m x 3.28m)

Bay windowed room with three uPVC doubled glazed panes to front with radiator under. Ceiling light point and coving, wood burning stove set to hearth with mantle over and wood effect laminate through both rooms.

KITCHEN

10' 10" x 7' 9" (3.3m x 2.36m)

Fitted with a range of soft close base, wall and drawer units with worktop over incorporating Quartz sink and drainer with movable head mixer tap. Matching splash back, linoleum flooring and integrated oven and hob with cooker hood over. Plastic cladding to ceiling with spot lights, under counter lights and plinth lights. UPVC double glazed window to side and PVC door with glazed inserts leading to the yard.

SPLIT LANDING

Lower landing leading to a bedroom and the bathroom.

BATHROOM

6' 8" x 4' 9" (2.03m x 1.45m)

Fitted with a modern three piece suite comprising of panelled bath with mixer shower over and vanity unit housing concealed cistern, dual flush WC and sink with cupboards under. Cladding to walls and ceiling with spot lights and extractor. Opaque uPVC double glazed window to side.

BEDROOM

9' 2" x 8' 0" (2.79m x 2.44m)

Double room with uPVC double glazed window to rear, radiator and ceiling light point.

FIRST FLOOR LANDING

Upper landing with two further double bedrooms and storage cupboard. Dado rail, ceiling light point and further movable spot light track.

BEDROOM

12' 0" x 14' 5" (3.66m x 4.39m)

Double room with two uPVC double glazed windows to front, ceiling light point, coving to ceiling and wall mounted modern radiator.

BEDROOM

13' 3" x 8' 10" (4.04m x 2.69m)

Further double bedroom with ceiling light point, rose, coving and radiator. UPVC double glazed window to rear and feature cast fireplace.

EXTERIOR

Outside space with access to storage/garage via a pedestrian door, gate to rear access lane and door upside tap.

STORAGE/GARAGE

13' 3" x 8' 9" (4.04m x 2.67m)

Up and over door, suitable for storage only, ceiling light out and power points. Wall mounted combination boiler for the hot water and heating system.

APPLYING FOR A TENANCY

Should you wish to apply for a tenancy, you should contact our Lettings Team for further information.

HOLDING DEPOSIT

In order to secure a property whilst the application procedure is completed, a Holding Deposit equal to 1 week's rent may be payable. This is calculated by monthly rent x 12 ÷ 52 and is payable to JH Homes (Cumbria) Limited. Once the Holding Deposit is paid, the landlord and the tenant are expected to enter into the tenancy agreement within 15 calendar days. This date is called the Deadline for Agreement. The landlord and the tenant can agree to extend this date. If an applicant fails referencing, the Holding Deposit will be paid to the applicant within 7 calendar days, save where:

1. If the applicant fails a Right to Rent check regardless of when the Holding Deposit was accepted;
2. If the applicant provides false or misleading information to JH Homes (Cumbria) Limited, or the landlord, which the landlord is reasonably entitled to consider in deciding whether to grant the tenancy because this materially affects their suitability to rent the property;
3. If the applicant notifies JH Homes (Cumbria) Limited or the landlord before the Deadline for Agreement that they have decided not to enter into the tenancy agreement;
4. If the tenant fails to take all reasonable steps to enter into a tenancy agreement;
5. If the tenant seeks to change the tenancy agreement after it has been signed, and the landlord refuses to make that change. In which case, the Holding Deposit will be forfeit, and retained by JH Homes (Cumbria) Limited, on behalf of the landlord. A written explanation of why the Holding Deposit has been retained will be provided to the applicant within 7 calendar days of the decision being made.

SECURITY DEPOSIT & RENT:

A Security Deposit equal to 5 weeks' rent will be payable to JH Homes (Cumbria) Limited, if the applicant successfully completes the referencing process. Any money held by JH Homes (Cumbria) Limited as a Holding Deposit will be used towards payment of the Security Deposit. The Security Deposit will be registered with the Deposit Protection Scheme within 30 days of the tenancy being signed and will be repaid to the Tenant at the end of the tenancy, subject to the property being left in a satisfactory condition/deduction of any contractual expenses. Rent is payable on or by each rent day and is payable by standing order. Upon signing an agreement the tenant is responsible for paying one month's rent plus their deposit. Please Note: It is not possible to use the deposit as rent for the final month.

The tenant will be responsible for all rent, utility charges during the term of the tenancy, including gas, electricity, oil, water and drainage, telephone and Council Tax. Charges for any other services connected to the property will also be payable by the tenant.

GENERAL INFORMATION

INSURANCE

The landlord will be responsible for insuring the building. The tenant will be responsible for insuring their own possessions for the full term of the tenancy.

PERMITTED PAYMENTS

In some circumstances, a Permitted Payment may be payable to JH Homes (Cumbria) Limited. These include:

- If the tenant requests a change to the tenancy agreement and the landlord agrees e.g. change of sharer - £50 (inc. VAT);
- If rent is more than 14 days late, interest will be charged at 3% over the base rate of the Bank of England;
- Default fees for lost keys or other security devices (including locks). Where locks need to be replaced and locksmiths need to be called, tenants will be charged for replacement locks, locksmiths' fees and keys where necessary.
- In exceptional circumstances (such as an emergency) JH Homes (Cumbria) Limited may charge £15 per hour for time in dealing with the problem.

HOW IS INTEREST CALCULATED ON RENT ARREARS

Interest will be charged on the total amount outstanding, on a daily basis.

For example:

£500 in arrears are outstanding for 30 days.

The current Bank of England base rate is 3.75%

Interest rate applied: $3\% + 3.75\% = 6.75\%$

$£500 \times 0.0675 = £33.75$

$£33.75 \div 365 = £0.092$

$9.2p \times 30 \text{ days outstanding} = £2.76$





Total area: approx. 109.8 sq. metres (1182.2 sq. feet)

Call us on
01229 445004

contact@jhhomes.net
www.jhhomes.net/properties

GENERAL INFORMATION

COUNCIL TAX: A

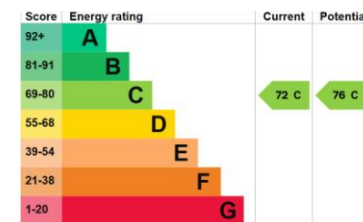
LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: All mains services to include water, gas, electric and drainage.

DIRECTIONS:

Entering Barrow from Dalton via Abbey Road, continue through two sets of traffic lights and a pelican crossing and after Barrow Park, turn left into Park Avenue where the property can be found at the Greengate Street end on your right hand side. The property can be found by using the following "What Three Words"

<https://what3words.com/surely.shades.visits>



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.