



2 ALDWYCH TERRACE, ULVERSTON, LA12 0EU

£1,025 pcm

FEATURES

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|-----------------------------|----------------------------------|
| Mid Terrace Home | Enclosed Rear Yard With Outhouse |
| Modern Kitchen | GCH System & UPVC DG |
| Two Reception Rooms | Ready To Move Into |
| Three Bedrooms | On Street Parking |
| Modern First Floor Bathroom | Sought After Location |



1



2



3



On Road
Parking



Charming three-bedroom home offering spacious and well-proportioned accommodation, combining traditional character with modern convenience. The property features two reception rooms, kitchen with integrated appliances, three bedrooms and family bathroom. Complete with enclosed, low-maintenance rear yard with useful outhouse. Sorry No Smokers & Pets Considered.

Entered through a PVC door with glazed inserts opening into:

ENTRANCE PORCH

Ceiling light point, traditional style flooring and wooden glazed door opening into:

ENTRANCE HALL

Continuation of tiled floor, radiator, stairs to first floor and ceiling light point. Doors to lounge and dining room.

LOUNGE

11' 8" x 10' 5" (3.56m x 3.18m) into alcoves

Good sized uPVC double glazed window to front, radiator, ceiling light point, picture rail and feature cast iron fire work tiled surround and hearth and wooden external surround and mantle.

DINING ROOM

12' 0" x 10' 9" (3.66m x 3.28m) into alcoves

Tiled flooring, open fire place with stone feature wall and stone lintel over, uPVC double glazed window to rear, picture rail, radiator and ceiling light point.

KITCHEN

14' 3" x 8' 8" (4.34m x 2.64m)

Fitted with a range of soft close, base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with mixer tap. Integrated eye level double oven and gas hob with cooker hood over and upright fridge/freezer. Matching up stands to worktop, space and plumbing for dishwasher and space and plumbing for washing machine. Spot lights to ceiling, two uPVC double glazed windows to side, PVC door with opaque insert allowing access to outside and under stairs cupboard with shelving, light and hanging space.

FIRST FLOOR LANDING

Half landing with access to a bedroom and bathroom and ceiling light. Main landing offering storage cupboard, access two further bedrooms and ceiling light point.

BEDROOM

7' 7" x 8' 10" (2.31m x 2.69m)

Single room with ceiling light point, radiator and uPVC double glazed window.

BATHROOM

6' 4" x 5' 8" (1.93m x 1.73m)

Fitted with a three piece suite comprising of wall mounted sink with traditional taps, low level WC and panelled bath with mixer shower over and mixer taps. Opaque uPVC double glazed window to side, ladder style radiator and spot lights to ceiling.

BEDROOM

12' 1" x 8' 2" (3.68m x 2.49m)

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

BEDROOM

11' 8" x 14' 0" (3.56m x 4.27m) into alcoves

Further double room with uPVC double glazed window to front, exposed floor boards, ceiling light point and radiator.

EXTERIOR

Enclosed rear yard with a mixture of paving and loose stones, central paved design suitable for seating and raised bed with established plants. Outhouse with power and light and outside tap.

APPLYING FOR A TENANCY

Should you wish to apply for a tenancy, you should contact our Lettings Team for an application pack. We recommend that all applicants read the Government's 'How to Rent' Guide – available at <https://www.gov.uk/government/publications/how-to-rent>

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

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 expense s.

RENT

Rent will be payable on the first day of the tenancy agreement and will be payable monthly, thereafter. Properties are let on a fixed term Assured Shortly Tenancy, for a minimum term of 6 months. It is not possible to terminate the tenancy within this period and the tenant will be responsible for payment of the rent for the whole of the fixed term. The tenant will also be responsible for all utility charges during the full 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.

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. the keeping of a pet mid-tenancy/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.
- Surrender of the tenancy mid-term – payment will cover the landlord's expenses in reletting the property, all rent outstanding until a new tenant is found (up to the maximum payable under the tenancy agreement)

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%

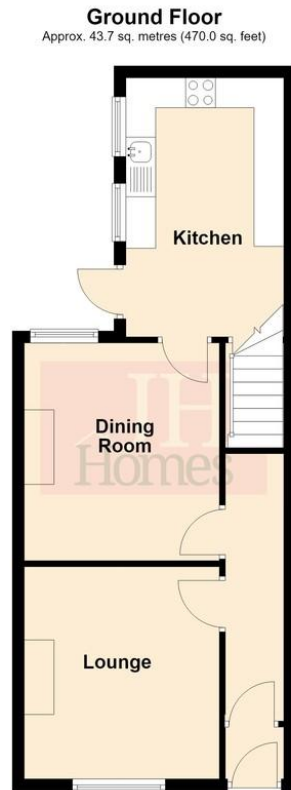
Interest rate applied: $3\% + 3.75\% = 6.75\%$

$£500 \times 0.0675 = £33.75$

$£33.75 \div 365 = £0.092$

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





Total area: approx. 87.9 sq. metres (946.2 sq. feet)

Call us on
01229 445004

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

GENERAL INFORMATION

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: All mains services including, gas, water, drainage and electric

DIRECTIONS:

From the office of JH Homes turn left up the cobbled Market Street at the market cross turn left onto Queen Street and head to the traffic lights. At the traffic lights turn left filtering into the right hand lane and at the next step of traffic lights turn right onto Victoria Road which leads onto Park Road. Continue under the railway bridge along the road and then take a left hand turn into Aldwych Terrace, where the property can be found immediately on the right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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.