



9A STANLEY STREET, ULVERSTON, LA12 7BS

£675 pcm

FEATURES

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| Quaint One Bedroom Property | GSC System & UPVC Double Glazing |
| Kitchen With Spiral Staircase | On Street Parking |
| White Bathroom Suite | Close To Ulverston |
| Double Bedroom To Ground Floor | Suitable For Single Occupancy |
| Lounge To First Floor | Sorry No Smokers & Pets Considered |



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  On Road Parking



The name of this property gives you an idea as to just how quaint it is, tucked away off of the main road of Stanley Street you would be mistaken if you thought you were about to walk into someone's garden. Accessed through a wooden gate into a small yard area the property is laid out over two floors with the lounge to the first floor offering ample natural light, kitchen with spiral staircase, double bedroom and white bathroom suite. Sorry No Smokers & Pets Considered.

The property is accessed by way of a wooden gate into a small courtyard with the property being on the right hand side.

Entered through a PVC door with glazed inserts into:

KITCHEN

7' 4" x 12' 5" (2.24m x 3.78m)

Fitted with a range of base, wall and drawer units with worktop over incorporating one and a half bowl sink and drainer with mixer tap. Integrated oven with gas hob over and cooler hood, space for fridge/freezer, tiled splash backs, tiled floor and breakfast bar area. Further cupboards house the boiler for the hot water and heating system as meters. Spot lights to ceiling, exposed beam, and space saving spiral staircase to lounge.

BATHROOM

3' 11" x 12' 10" (1.19m x 3.91m)

Fitted with a three piece suite comprising of 'P' shaped bath with mixer shower and tap offering hand held attachment and rain style fixed head, low level, dual flush WC and pedestal wash hand basin with mixer tap.

Opaque uPVC double glazed window to side, tiled to wet areas, ladder style radiator and tiled flooring. Roof light, moveable spots to ceiling and exposed beams.

BEDROOM

7' 6" x 12' 0" (2.29m x 3.66m)

Double room with wooden style flooring, uPVC double glazed window to front, radiator, exposed beams and moveable spotlights to ceiling.

LOUNGE

15' 3" x 12' 7" (4.65m x 3.84m)

Light room with two double glazed windows to side, one double glazed window to front and roof window. Wooden style flooring, two radiators, exposed beams and two wall lights. Feature has fire with slate style hearth and wooden mantle. PVC door with opaque glazed insert to outside.

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: $3\% + 3.75\% = 6.75\%$

$£500 \times 0.0675 = £33.75$

$£33.75 \div 365 = £0.092$

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



Call us on
01229 445004

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

Ground Floor

Approx. 23.3 sq. metres (250.5 sq. feet)



First Floor

Approx. 17.7 sq. metres (190.1 sq. feet)



Total area: approx. 40.9 sq. metres (440.6 sq. feet)

GENERAL INFORMATION

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains water, drainage, gas and electric

DIRECTIONS:

Leaving our offices on foot, walking up Market Street, turning right at the top, across the pedestrian crossing and proceeding along Upper Brook Street with the chippy and Nevinson's carpets to either side. Walk across The Gill with the car parking on your left hand side onto Stanley street where the property is situated between 7 & 9

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	51 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.