

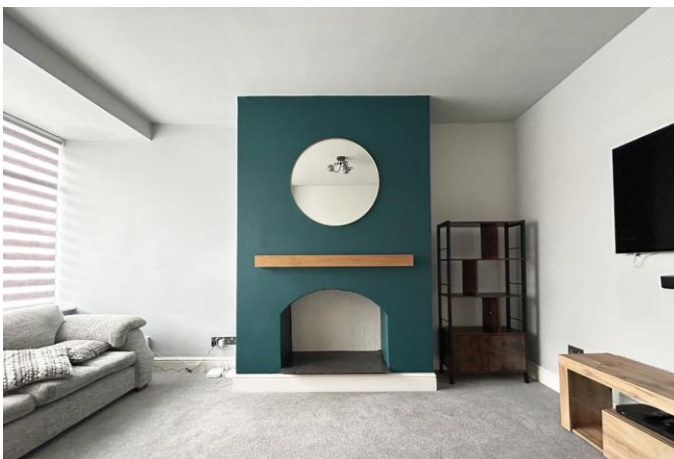


**23 HOLYOAKE TERRACE,
WATERY LANE,
ULVERSTON,
LA12 9DD**

£1,050 pcm

FEATURES

- Semi Detached Home
- Two/Three Bedrooms
- Modern Kitchen/Diner
- Lounge With High Ceilings
- Modern Shower Room
- Enclosed Rear Yard/Garden
- On Street Parking
- Close To Ulverston Town Centre
- Laid Out Over Three Floors
- Sorry No Smokers & Pets Considered



On Road
Parking



Excellent family home situated in a popular location within Ulverston offering great sized rooms and ample outside space. Comprising of porch, lounge and modern kitchen/diner to the ground floor with two good sized bedrooms and a modern shower room before a further flight of stairs leads you to a dressing room/additional bedroom. Complete with small front forecourt and perfectly sized, enclosed rear yard/garden area. Sorry No Smokers & Pets Considered.

Entered though a PVC door with glazed inserts into:

PORCH

UPVC double glazed window to side and front and further PVC door with glazed inserts into:

LOUNGE

16' 3" x 11' 3" (4.95m x 3.43m) widest points

Good sized room with uPVC double glazed window to front, ceiling light point, radiator and decorative opening to chimney stack with wooden mantle over. Under stairs cupboard for storage with door to:

KITCHEN/DINER

10' 0" x 14' 5" (3.05m x 4.39m)

Fitted with a range of modern base, wall and drawer units with worktop over, contrasting splash back and incorporating one and a half sink and drainer with swan necked mixer tap. Integrated oven and hob with cooker hood over, space for upright American fridge/freezer and integrated dishwasher. Wall mounted boiler for the hot water and heating system, spot lights to ceiling, uPVC double glazed window to rear, uPVC double glazed to side and PVC door to rear.

FIRST FLOOR LANDING

Opaque uPVC double glazed window to side, radiator, doors to bathroom, two bedrooms and stairs to second floor.

SHOWER ROOM

7' 0" x 5' 3" (2.13m x 1.6m)

Fitted with a modern shower suite comprising of double shower with mixer shower, low level, dual flush WC and vanity unit housing sink with mixer tap. Cladding to walls and ceiling, ladder style radiator, ceiling light point and opaque uPVC double glazed window to rear.

BEDROOM

10' 1" x 8' 10" (3.07m x 2.69m)

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

BEDROOM

13' 2" x 14' 5" (4.01m x 4.39m) widest points

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

SECOND FLOOR LANDING

Open to:

DRESSING ROOM/BEDROOM

Further potential for a double room with two uPVC double glazed windows to side, ceiling light point and radiator.

EXTERIOR

To the front is a small enclosed space with gate to the front road, side access leases to the rear which offers a great sized space with patio, artificial lawn, tarmac area, outside tap and outbuilding with power and light.

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%

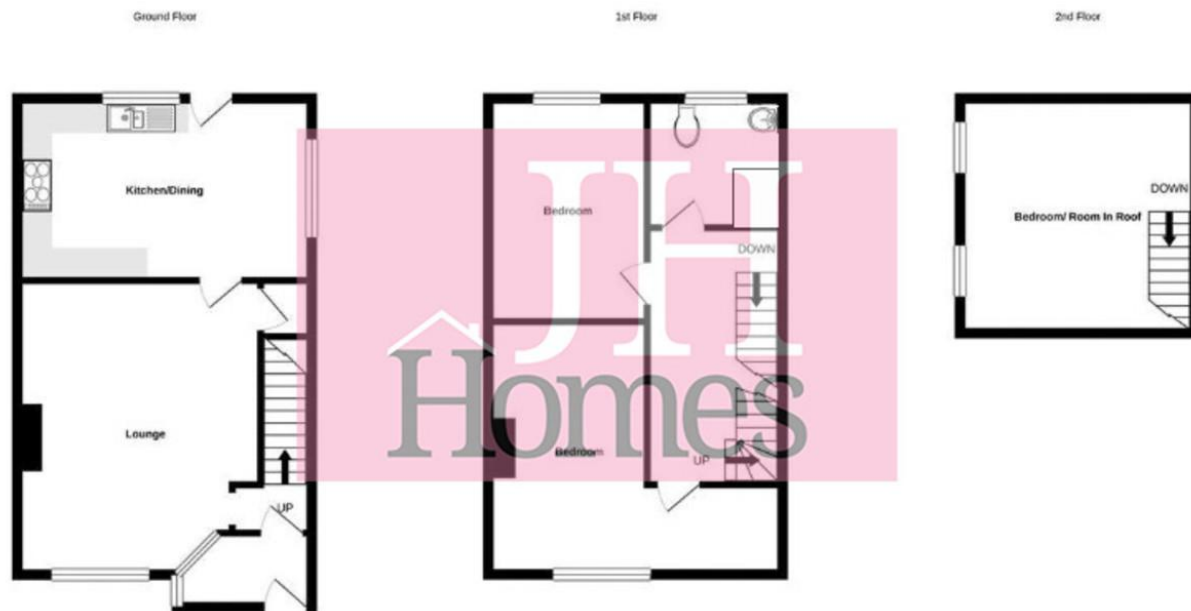
Interest rate applied: 3% + 3.75% = 6.75%

£500 x 0.0675 = £33.75

£33.75 ÷ 365 = £0.092

9.2p x 30 days outstanding = £2.76





Call us on
01229 445004

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

GENERAL INFORMATION

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains services include, water, drainage, gas and electric

DIRECTIONS:

From the offices of JH Homes head up Market Street, turning left onto Queen Street, turning left at the lights onto County Road. At the next set of lights turn right onto Victoria Road. After the railway bridge turn left onto Lightburn Avenue, continue to the end before crossing over the road onto Watery Lane where the property can be found on the left hand side.

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