



2 LEVENSFORD HOUSE, MAIN STREET, GREENODD, ULVERSTON, LA12 7QY

£1,400 pcm

FEATURES

- Four Bedrooms
- Master With Ensuite & Family Bathroom
- Two Reception Rooms & Office
- Lower Level Kitchen/Diner & Utility
- Enclosed Yard/Patio Garden
- On Street Parking
- Cul De Sac Location
- Popular Village On The Edge Of The Lake District
- Estuary Views To Rear
- Sorry No Smokers & Pets Considered



 2  4  3  On Road Parking



Stunning, traditional, four storey home set in a village location. Situated at the end of a cul de sac with on road parking to the front, enclosed garden/patio area, high ceilings, woodburning stove, picture rails and decorative covings. Comprising of two reception rooms, study, open plan kitchen/diner, utility, three bedrooms laid out over two floors, master with ensuite, dressing room and family bathroom. Situated in the sought after village of Greenodd with butchers, fish & chip shop and well renowned bakehouse. Offering easy accessibility to both Ulverston and the Lakes with a bus stop close by.

Entered through a wooden door with glazed upper section into:

INNER PORCH

Traditional tiled flooring and with recessed mat, dado rail and coving to ceiling.

HALLWAY

Ceiling light, coving to ceiling, radiator and original bell style door bell. Stairs to first floor and doors to formal lounge and secondary reception room.

FORMAL LOUNGE

16' 1" x 13' 11" (4.9m x 4.24m)

Good sized box bay window with wood effect uPVC double glazed window to front, radiator, ceiling light point with rose, coving and picture rail. Feature fire with decorative surround and tiled hearth.

SECONDARY RECEPTION ROOM

12' 4" x 13' 1" (3.76m x 3.99m)

Ceiling light point with rose, picture rail and uPVC double glazed window to rear. Wood burning stove set to tiled hearth with surround and traditional cupboard to alcove with drawers. Door into

STUDY/READING ROOM

8' 11" x 7' 0" (2.72m x 2.13m)

Perfect room for either a work from home office with two uPVC double glazed windows to side and rear, spot lights to ceiling and glazed door down to:

LOWER GROUND FLOOR

Wide stairs lead down to the lower level with radiator and door to storage cupboard.

STORAGE CUPBOARD

Allowing ample space for bikes, wall mounted cupboards, spot lights to ceiling and fuse board. Door into:

DINING ROOM

11' 9" x 12' 3" (3.58m x 3.73m)

Excellent sized room with spot lights to ceiling, modern radiator, fire with surround and PVC double glazed patio doors to rear garden. Open to kitchen and door to utility room.

KITCHEN

15' 4" x 12' 11" (4.67m x 3.94m)

Fitted with a range of base, wall and drawer units with work top over incorporating stainless steel sink and drainer with swan necked mixer tap. Space for fridge/freezer and space and plumbing for dishwasher. Integrated eye level double oven and gas hob with extractor over. Spot lights up ceiling, radiator and wood effect uPVC double glazed window to front.

UTILITY ROOM

9' 11" x 6' 11" (3.02m x 2.11m)

Door to WC. Fitted with a number of wall units and single base unit with worktop over incorporating stainless steel sink and drainer with mixer tap.

Space and plumbing for washing machine and space for dryer. Floor mounted Worcester boiler, radiator, spot lights to ceiling and wood effect uPVC double glazed window.

WC

6' 1" x 3' 4" (1.85m x 1.02m)

situated under the stairs with concealed cistern, low level, dual flush WC and wall mounted sink with cupboards under. C spot light to ceiling, wall cupboard and tiled splash backs.

FIRST FLOOR LANDING

Half landing with access to bathroom and wood effect uPVC double glazed window to side. Further steps to main landing with doors to two bedrooms and dressing room. Stairs to secondary landing with under stairs storage, radiator and ceiling light point.

BATHROOM

5' 9" x 8' 1" (1.75m x 2.46m)

Fitted with a white three piece suite comprising of shaped, panelled bath with central mixer tap, over bath mixer shower and curbed screen, low level, dual flush WC and vanity unit housing sink with mixer tap and offering storage under. Tiled to wet areas, wall mounted heater, radiator, ceiling light point, loft access and wood effect uPVC double glazed window up rear.

BEDROOM

11' 8" x 9' 3" (3.56m x 2.82m)

Double room with ceiling light point, radiator, picture rail, decorative fire surround and wood effect uPVC double glazed window to rear offering views of the estuary.

BEDROOM/DRESSING ROOM

14' 2" x 8' 3" (4.32m x 2.51m)

Picture rail, ceiling light point, radiator, decorative fire surround and wood effect uPVC double glazed window to front.

BEDROOM

10' 11" x 9' 1" (3.33m x 2.77m)

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

THIRD FLOOR LANDING

Ample space for a dressing area, ceiling light point and eaves storage. Door into:

MASTER BEDROOM

13' 5" x 11' 2" (4.09m x 3.4m)

Double room with ceiling light point, radiator and Velux roof window. Door to:

ENSUITE

6' 3" x 6' 1" (1.91m x 1.85m)

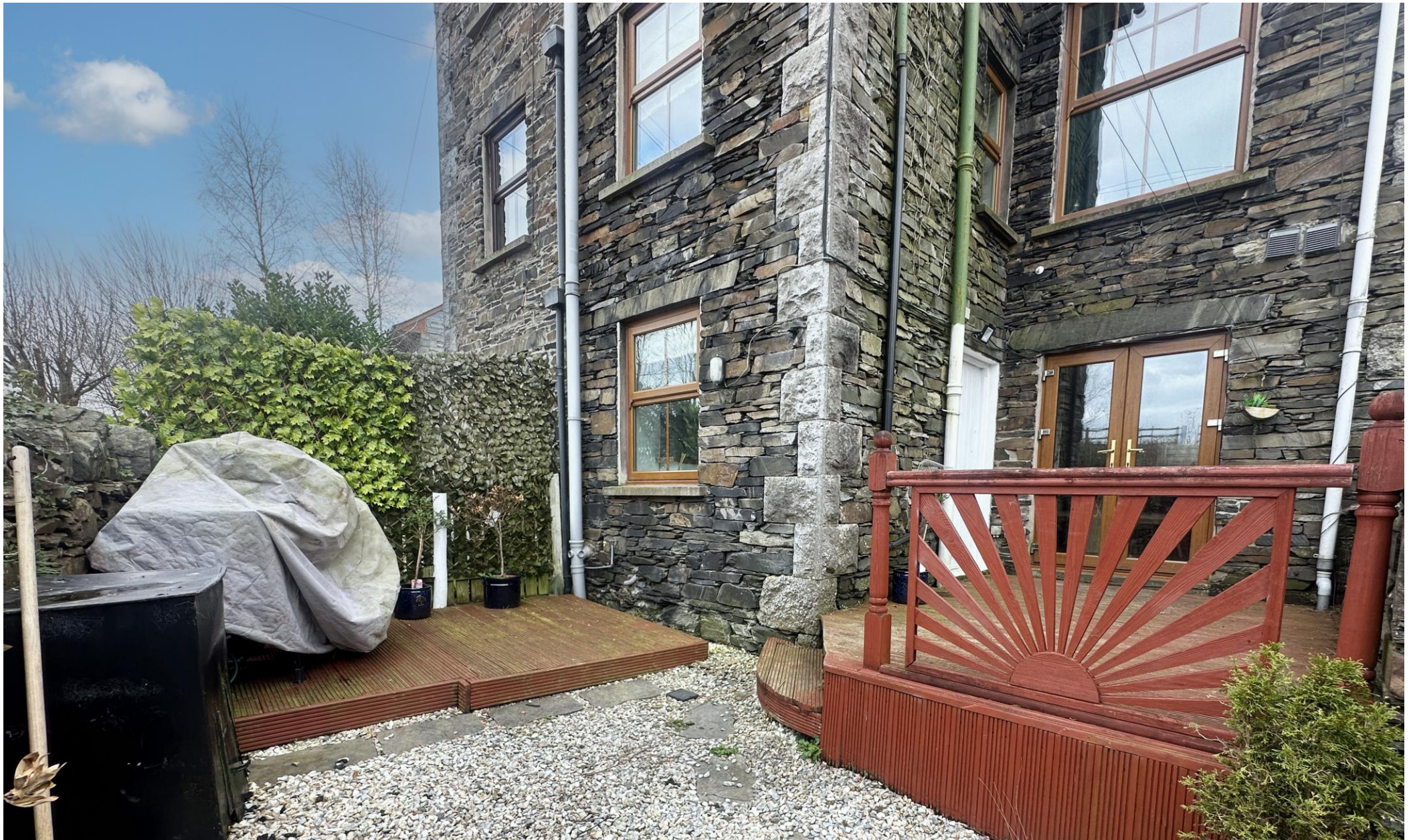
Fitted with a three piece suite comprising of corner shower, low level, dual flush, hidden cistern WC and vanity unit housing sink with mixer tap. Velux roof window, ladder style radiator, extractor and ceiling light point.

EXTERIOR

To the front is a small frontage with gated access leading to the front door.

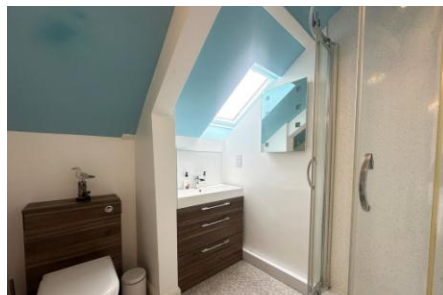
The rear offers a gated area with two decked spaces offering the mix of two decked spaces and loose stones creating a parking space if required. The rear gates open to an access lane with footpath to the main road with bus stop and further walks over the estuary to Haverthwaite.





JH HOMES | 2 NEW MARKET STREET, ULVERSTON, CUMBRIA, LA12 7LN





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 expenses.

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 4.00% Interest rate applied: 3% + 4.00% = 7.00%

£500 x 0.0700 = £35.00

£35.00 ÷ 365 = £0.096

9.6p x 30 days outstanding = £2.88

Call us on
01229 445004

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

GENERAL INFORMATION

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains services include Gas, Water, Drainage & Electric

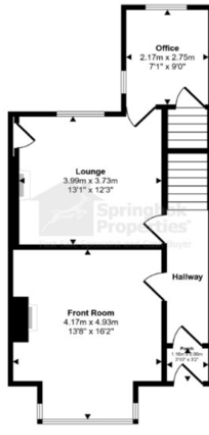
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DIRECTIONS:

Entering into Greenodd from the A590 turn left on to Main Street. The property can be found at the end of the main street on the left hand side.



Lower Ground
 Approx 90 sq m / 936 sq ft



Ground Floor
 Approx 51 sq m / 553 sq ft



First Floor
 Approx 90 sq m / 949 sq ft



Second Floor
 Approx 26 sq m / 302 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 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.