



**57 THE GILL,
ULVERSTON,
LA12 7BJ**

£850 pcm

FEATURES

- Mid Terrace Home
- Two/Three Bedrooms
- One/Two Reception Rooms
- Eclectic, Quirky Features
- Good Sized Kitchen/Diner
- Additional Ladder Accessed Room
- Parking To Rear
- Situated In A Sought After Area
- Close To Town
- Available Now



-  1
-  1
-  3
-  Off Road Parking



Two/three bedroom eclectic property with parking, laid out over three floors with good sized rooms. Comprising of utility room with access by way of a ladder to a study area, kitchen/diner, ground floor bedroom, lounge with wood burner, one of a kind bathroom and two double bedrooms to the second floor. Situated in the sought after area just off the main street of Ulverston. This property is available for viewings now. Sorry No Smokers & Pets Considered.

Accessed through a wooden door with double glazed inserts into:

ENTRANCE HALL

Stairs to first floor, hanging space for coats, coving to ceiling, central ceiling light and radiator.

BEDROOM/STUDY

11' 11" x 8' 7" (3.63m x 2.62m)

Multi use room which could be a bedroom or study or dining room. Coving to ceiling, radiator, central ceiling light and uPVC double glazed window.

KITCHEN/DINER

15' 11" x 8' 8" (4.85m x 2.64m) widest points

Fitted with a range of base and drawer units with worktop over incorporating Belfast style sink, free standing fridge/freezer, uPVC double glazed window, spotlights to ceiling, shelving and stone feature wall. Freestanding oven with five ring hob, larder cupboard and door to cellar.

UTILITY ROOM

6' 0" x 11' 10" (1.83m x 3.61m)

Ceiling drying rack, storage cupboard, washing machine, shelving, radiator and spot lights to ceiling.

Ladder to upper occasional room. Wooden door to rear with double glazed inserts and single glazed window to side.

STUDY/OCCASIONAL ROOM

6' 0" x 11' 10" (1.83m x 3.61m)

Spot lights to ceiling, radiator, cupboards, fold down desk, coat hooks and wooden patio doors with double glazed inserts opening to a Juliette balcony.

CELLAR

11' 11" x 15' 2" (3.63m x 4.62m) widest points

Storage only for non perishables. Original coal shoot and shelving to the main room.

FIRST FLOOR LANDING

Wall light, steps to second floor and access to bathroom and lounge.

LOUNGE

12' 1" x 11' 11" (3.68m x 3.63m)

Multi fuel stove set to hearth, ceiling light point and radiator. UPVC double glazed window with window seat.

BATHROOM

12' 0" x 8' 4" (3.66m x 2.54m)

Three piece suite comprising of free standing bath with shower over, WC with hidden cistern and wash hand basin set to vanity unit. Extractor, radiator and storage cupboards with shelving.

SECOND FLOOR LANDING

Sky light, wall light and moveable spot lights.

BEDROOM

11' 11" x 12' 1" (3.63m x 3.68m)

Double room with uPVC double glazed window, feature decorative only fireplace, central ceiling light and radiator.

BEDROOM

12' 0" x 9' 6" (3.66m x 2.9m)

Further small double room with uPVC double glazed window, radiator, sink and central ceiling light. Cupboard over stairs for storage.

EXTERIOR

The property has a small cobbled parking space.

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 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 to include, electric, gas, water and drainage

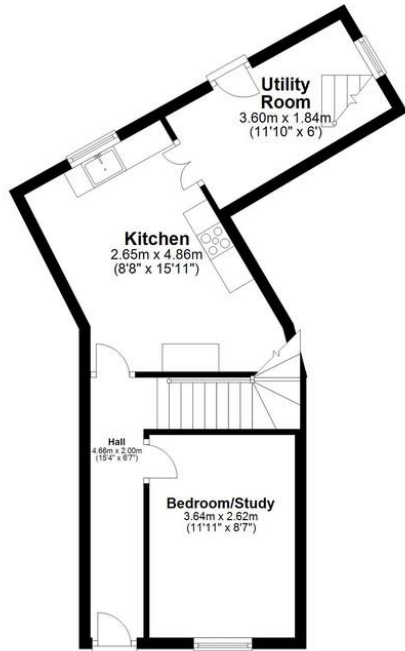
DIRECTIONS:

Leaving our offices on foot, walking up Market Street, turning right at the top proceeding along King Street turning left onto Mill Street before the mini roundabout. Continue along here until you reach Leather Lane on your left. The property is situated on the right hand side.

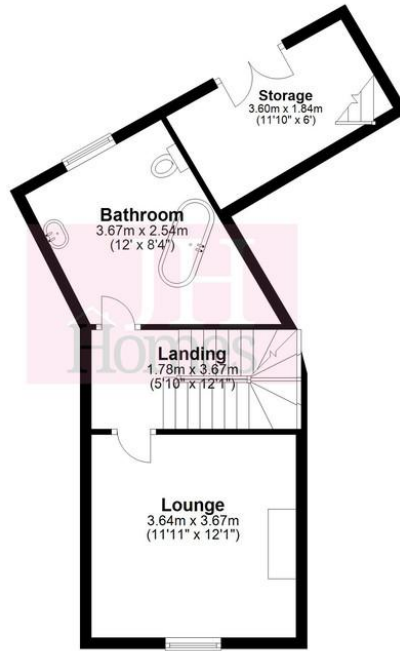
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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.

Ground Floor



First Floor



Second Floor

