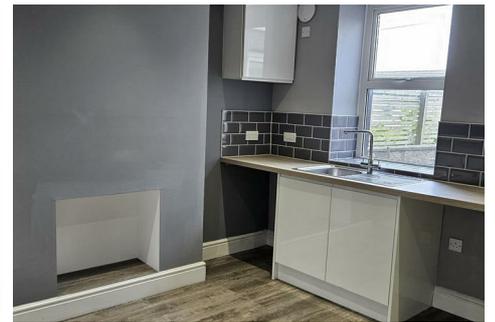




# GRISDALES

PROPERTY SERVICES



**30 Dalzell Street, Moor Row, CA24 3JP**

**£750 Per Calendar Month**

PLEASE APPLY VIA OUR WEBSITE

This beautifully presented three-bedroom, three-storey mid-terraced home offers an exceptional sense of space and natural light throughout.

Recently refurbished and thoughtfully re-fitted, it combines modern style with practical living—ideal for a discerning tenant.

Situated in Moor Row, the property is conveniently located for Whitehaven and its excellent amenities, as well as Westlakes Science Park and Sellafield. With the stunning western fells and lakes just a stone's throw away along with the coast and beaches, this is a fantastic opportunity not to be missed—early application is highly recommended!

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

46/47 King Street, Whitehaven, Cumbria, CA28 7JH | T: 01946 693 931 | E: [whitehaven@grisdales.co.uk](mailto:whitehaven@grisdales.co.uk)

## WHAT YOU NEED TO KNOW

Gas central heating and double glazing.

## ENTRANCE

The property's accessed via a UPVC door into the:

## LOUNGE

11'7" x 13'4" (3.55 x 4.08)

Feature fireplace/recess and television point.

## KITCHEN

approx 10'9" x 11'6" (approx 3.28 x 3.52)

Fitted with a range of base and wall units in white, with laminate worktop over and brick effect splash back and includes electric oven, extractor fan, stainless steel sink, space for fridge and plumbing for washing machine. Under stairs cupboard. Stairs to the first floor. Opens into inner lobby with door to the rear.

## BATHROOM

9'4" x 5'10" (2.85 x 1.80)

Fitted with walk-in shower with wall mounted attachments, low level WC and pedestal wash basin and cupboard housing central heating boiler.

## FIRST FLOOR LANDING

Giving access to two bedrooms and the attic.

## BEDROOM ONE

13'8" x 11'8" (4.18 x 3.57)

Double room.

## BEDROOM TWO

8'3" x 11'8" (2.53 x 3.58)

Double room to the rear.

## SECOND FLOOR ROOM

11'8" x 14'0" (3.56 x 4.27 )

Spacious attic room with door into:

## BEDROOM THREE

11'8" x 13'8" (3.58 x 4.18)

Double room.

## YARD

Rear yard with outside tap.

## DIRECTIONS

The property is located in Dalzell Street and when coming from Whitehaven is towards the end of the row on the left.

## COUNCIL TAX - CUMBERLAND

Cumberland Council (0300 373 3730) advise that this property is in Tax Band A

## THE RENT

Rent is paid on a calendar monthly basis, in advance, and excludes charges for Services, Council Tax etc.

## THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available for viewing. This is particularly important if you are contemplating travelling some distance.

## DAMAGE DEPOSIT

A deposit will be paid by the tenant, prior to the commencement of the tenancy, equivalent to five weeks rent and it will be returned at the end of the tenancy providing there is no damage, the Inventory is correct and there are no rent arrears. The deposit will be held by the Deposit Protection Service (a custodial service scheme in accordance with the Tenancy Deposit Legislation) and returned to you as per the Tenancy Agreement.

## HOLDING DEPOSIT

Grisdales takes a Holding Deposit from a tenant to reserve a property. This is one weeks rent and for this property will be £173

This Holding Deposit will be held for up to 15 days (what is known as Deadline for Agreement). From taking the Holding Deposit the tenancy agreement must be entered into (signed by both parties and dated) before the Deadline for Agreement. However, Grisdales can agree with the tenant in writing that a different date (for example an extension) is to be the Deadline for Agreement. Please make your own enquiries as to when the Holding Deposit can be repaid to you and when it can be retained by Grisdales.

Should the tenancy commence, unless the tenant advises otherwise in writing, it is agreed that the amount of the Holding Deposit will be deducted from the first payment of rent.

## THE TENANCY

The property is offered on a 6 month Assured Shorthold Tenancy.

## WHO WILL LOOK AFTER THE PROPERTY?

For peace of mind, the property will be managed by Grisdales.

## INSURANCE

You are required to have sufficient means to cover your liability for the Landlord's fixtures and fittings as set out in the Tenancy Agreement. Sufficient means includes a sum of money available to put right any damage, or alternatively you could purchase a suitable insurance policy to cover this liability.

The Landlord's insurance policy does not cover your possessions within the property. You are advised to consider

the need for Tenants Insurance, which usually includes cover for your own possessions and accidental damage to the Landlord's items. Please see Grisdales for full details on this.

The Landlord will not be responsible for any damage caused to your belongings unless it is caused by an act or omission by the Landlord or Agent, which invalidates any insurance you do have.

### **RENTAL PROTECTION PLAN**

Have you ever thought how you'd cover the cost of your rent if you were to become ill or injured and were unable to work? – Taking out Rental Protection Plan is a great way to protect yourself, or the ones you love, should the unexpected happen during the length of the plan – Ask for a FREE appointment to discuss this plan our Protection Specialist.

### **APPLICATIONS**

Applications for the tenancy are to be made to Grisdales. The application form is on our website – please go to [www.grisdales.co.uk](http://www.grisdales.co.uk), Tenants, Tenancy Application form. Please complete this form electronically and once we have received it we will discuss your application with the landlord and then arrange a viewing of the property. If the landlord decides to proceed with your application and requests that you are referenced you will need to complete a further online application form for Goodlord, our reference provider. References will then be carried out which can take up to 7 days.

### **PROOF OF IDENTITY**

When you apply for a property to rent through Grisdales, you will be required to PERSONALLY provide identification in its ORIGINAL format.

This can be in the form of:

- Valid passport
- Valid photo card driving licence
- National Insurance Certificate
- Firearms Certificate
- Birth Certificate

### **WHAT HAPPENS NEXT?**

Please see our website for further information.

### **MORTGAGE ADVICE**

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

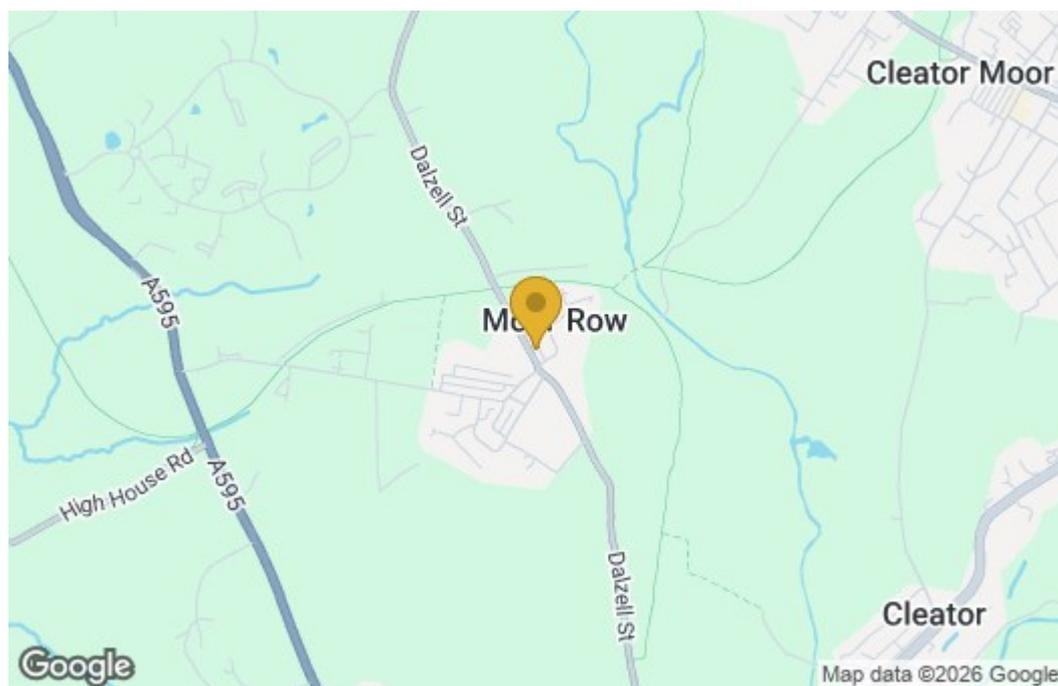
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more

about how we can assist you, just call your nearest Grisdales office.

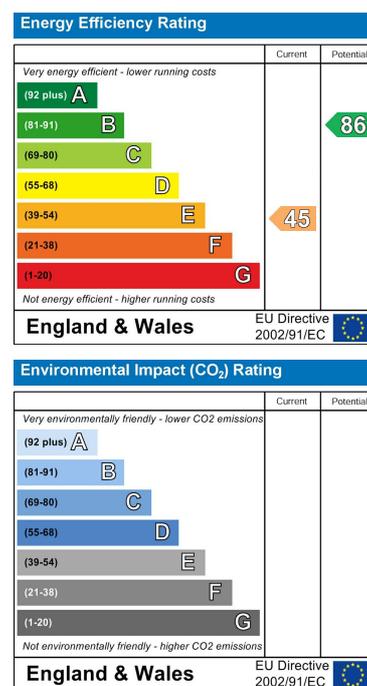
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.