



# 4 JAMES STREET, BARROW-IN- FURNESS, LA14 1EH

## £675 pcm

### FEATURES

Mid Terrace Home

Two Bedrooms

Modern Bathroom Suite

Two Reception Rooms

Extended Kitchen To Rear

Yard To Rear

GCH System & Double  
Glazing

On Street Parking

Close To Local Amenities

Sorry No Smokers & Pets



On Road  
Parking



Traditional mid terrace property with two reception rooms, kitchen, two bedrooms and modern bathroom to first floor. Complete with enclosed yard to rear, on street parking, gas central heating system and double glazing. Sorry No Smokers & Pets Considered.

Entered through a PVC door with glazed inserts into:

#### LOUNGE

*13' 1" x 12' 0" (3.99m x 3.66m)*

Electric feature fire set to heath with surround and mantle, alcove cupboard housing gas meter, two ceiling light points and radiator. UPVC double glazed window to front and open to.

#### INNER HALL

Stairs to first floor, ceiling light point and door into:

#### DINING ROOM

*10' 11" x 12' 0" (3.33m x 3.66m)*

Feature electric fire set to hearth with surround and mantle, cupboard housing electric meter, ceiling light point and radiator. Under stairs cupboard, uPVC double glazed window to rear and arch to:

#### KITCHEN

*13' 4" x 5' 2" (4.06m x 1.57m) widest points*

Fitted with a range of base, wall and drawer units with worktop over incorporating one and a half bowl sink and drainer with swan necked mixer tap. Tiled splash backs, moveable spot lights to ceiling in both sections, two uPVC double glazed windows to side, wall mounted gas boiler for the hot water and heating system. Space and plumbing for washing machine and space for upright fridge/freezer. Tiled floor and PVC door with glazed inserts to rear yard.

#### FIRST FLOOR LANDING

Ceiling light point, open to inner landing and door to bedroom.

#### BEDROOM

*12' 0" x 12' 0" (3.66m x 3.66m)*

Double room with uPVC double glazed window to front, ceiling light point and radiator. Cupboard with shelving to alcove and wardrobe cupboard with shelving and hanging rails.

#### INNER LANDING

Access to further bedroom and bathroom. Radiator and ceiling light point.

#### BEDROOM

*10' 11" x 7' 11" (3.33m x 2.41m)*

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

#### BATHROOM

*8' 2" x 5' 2" (2.49m x 1.57m)*

Fitted with a white three piece suite comprising of panelled bath with electric Mira shower over, pedestal wash hand basin and low level, dual flush WC. Tiled to two walls and plastic cladding to the other two. Radiator, ceiling light point and opaque uPVC double glazed window to side.

#### EXTERIOR

Enclosed yard with gate to rear access lane.

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

$£500 \times 0.0675 = £33.75$

$£33.75 \div 365 = £0.092$

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





**Ground Floor**  
Approx. 36.9 sq. metres (397.1 sq. feet)



**First Floor**  
Approx. 33.0 sq. metres (355.1 sq. feet)



Total area: approx. 69.9 sq. metres (752.2 sq. feet)

Call us on  
**01229 445004**  
contact@jhhomes.net  
www.jhhomes.net/properties

#### GENERAL INFORMATION

TENURE: Freehold

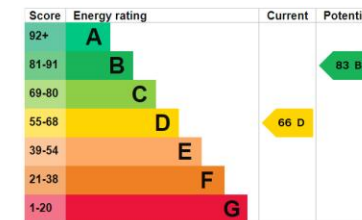
COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: All mains to include water, drainage, gas and electric

#### DIRECTIONS:

Proceeding into Barrow along Abbey Road, continuing through the first crossroads with the Shell garage on the corner. Just after Kwik Fit take your next left onto Park Drive, upon reaching Aldi turn right onto Greengate Street, proceeding along the road until you reach the lights with the "Last Orders" pub and take the right hand turn onto Rawlinson Street. James Street can be found a short drive up on the left. The property can be found by using the following approximate "What Three Words" <https://what3words.com/sadly.winner.flown>



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.