



**40 ALBERT STREET,
DALTON-IN-FURNESS,
LA15 8RW**

£750 pcm

FEATURES

End Terrace Home	Further Loft Bedroom
Two Open Plan Reception Rooms	Laid Out Over Three Floors
Modern Kitchen	Enclosed Rear Yard
Two Bedrooms To First Floor	On Street Parking
Family Bathroom Suite	Sought After Location



**JH
Homes**

Situated within easy access of Dalton town centre, this is an excellent opportunity to rent a three bedroom traditional end terrace property. Comprising of two open plan reception rooms and extended kitchen to the ground floor, two bedrooms and family bathroom to the first floor plus a loft bedroom to the second floor. Complete with rear enclosed yard, on street parking, gas central heating system and double glazing.

Sorry No Smokers & Pets Considered.

Entered through a PVC door into:

ENTRANCE HALL

Stairs to first floor, door to lounge/dining room and ceiling light point. High level meter/fuse board cupboard and radiator.

LOUNGE AREA

10' 0" x 11' 0" (3.05m x 3.35m) widest points

Stairs to first floor, door to lounge/dining room and ceiling light point. High level meter/fuse board cupboard and radiator.

DINING AREA

13' 1" x 11' 2" (3.99m x 3.4m) widest points

Radiator, uPVC double glazed window to rear, ceiling light point and access to under stairs cupboard.

KITCHEN

14' 5" x 6' 2" (4.39m x 1.88m) widest points

Fitted with a range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with seam necked mixer tap. Integrated oven and gas hob with cooker hood over, tiling to walls, two sets of moveable spot lights to ceiling, space for under counter fridge/freezer, space and plumbing for washing machine and ladder style radiator. Two uPVC doubled glazed windows to side, stable door to yard and wall mounted boiler for the hot water and heating system.

FIRST FLOOR LANDING

Opaque uPVC double glazed window up rear, doors to two bedrooms and bathroom. Further door to stairs to loft bedroom and ceiling light point.

BATHROOM

4' 11" x 7' 3" (1.5m x 2.21m)

Fitted with a three piece suite comprising of panelled bath with mixer taps and electric shower over, low level dual flush WC and pedestal wash hand basin. Tiled to halfway and shower area, extractor fan and ceiling light point.

BEDROOM

7' 11" x 7' 4" (2.41m x 2.24m)

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

BEDROOM

10' 1" x 13' 2" (3.07m x 4.01m)

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

SECOND FLOOR

Open stairs to:

LOFT BEDROOM

19' 8" x 13' 3" (5.99m x 4.04m)

Some limited head height, two ceiling light points, radiator, under eaves storage and Velux roof window.

EXTERIOR

Enclosed yard to rear 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 $\times 12 \div 52$ 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 Shorthold 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: $3\% + 3.75\% = 6.75\%$

$£500 \times 0.0675 = £33.75$

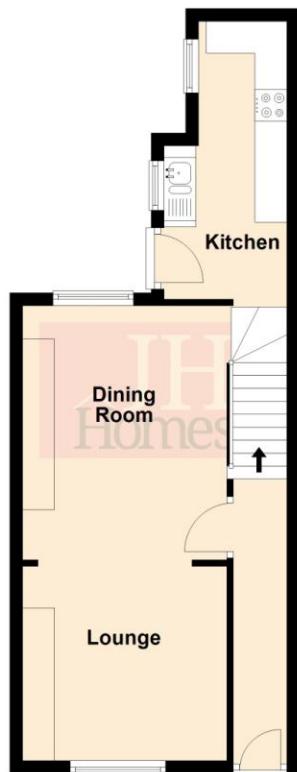
$£33.75 \div 365 = £0.092$

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



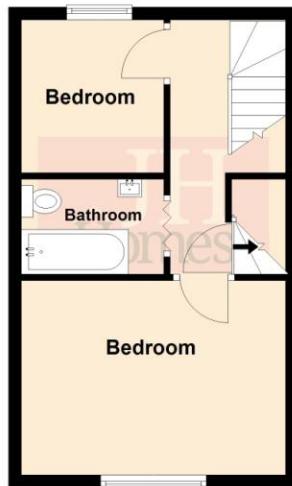
Ground Floor

Approx. 37.1 sq. metres (399.2 sq. feet)



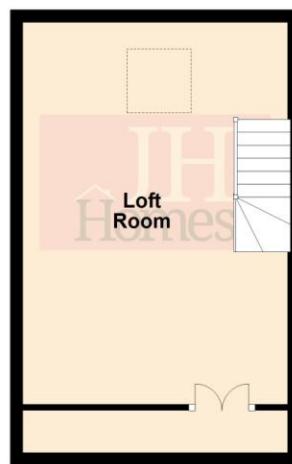
First Floor

Approx. 29.6 sq. metres (318.1 sq. feet)



Second Floor

Approx. 27.9 sq. metres (300.7 sq. feet)



Total area: approx. 94.6 sq. metres (1018.0 sq. feet)

Call us on

01229 445004

contact@jhhomes.net

www.jhhomes.net/properties

GENERAL INFORMATION

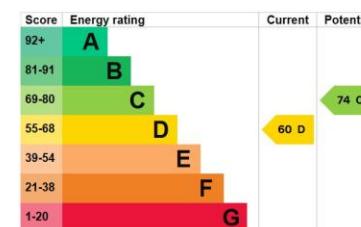
COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: All Mains Services To Include Water, Gas, Electric & Drainage

DIRECTIONS:

From JH Homes office head onto Queen Street and at the traffic lights turn right onto the A590. At the second roundabout take the first exit into Dalton-in-Furness. At Tudor Square turn left onto Broughton Road where you will take your next right after the car park onto Albert Street with the property being on the left hand side.



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.