



**8 HAREWOOD CLOSE,  
BARROW-IN-  
FURNESS,  
LA14 4SB**

**£1,250 pcm**

**FEATURES**

Family Detached Home	Utility & Integral Garage
Three Bedrooms	Family Bathroom & WC
Master With Ensuite	Driveway & Gardens
Excellent Sized Lounge/Dining Room	Front & Rear
Kitchen With Breakfast Bar Area	Sought After Area
	Available Now



Garage,  
Off Road  
Parking

**JH  
Homes**

Three bedroom detached family home situated in a sought after area. Offering master bedroom with ensuite, two further good sized bedrooms, family bathroom, lounge with archway to dining room offering patio doors to the rear garden, downstairs WC, kitchen with small breakfast bar and utility. The outside space offers driveway, integral garage, good sized easy to maintain rear garden and front lawn with the upstairs bedroom offering distant views of the bay.

Sorry No Smokers & Pets Considered.

Entered through a PVC door with glazed inserts into:

#### **ENTRANCE HALL**

Stairs to first floor with under stairs storage, spot lights to ceiling and radiator. Doors to WC, lounge and kitchen.

#### **WC**

5' 9" x 3' 1" (1.75m x 0.94m)

Fitted with a two piece suite comprising of low level, dual flush WC and wall mounted sink with tiled splash back. Ceiling light point, radiator and opaque uPVC double glazed window to front.

#### **LOUNGE**

15' 3" x 10' 11" (4.65m x 3.33m) *widest points*

Good sized room with ceiling light point, two radiators and gas fire set to heat with wooden surround and mantle. Two uPVC double glazed windows to front and side. Archway to:

#### **DINING ROOM**

9' 9" x 8' 5" (2.97m x 2.57m)

PVC patio doors to the rear garden, ceiling light point and radiator.

#### **KITCHEN**

9' 9" x 8' 5" (2.97m x 2.57m)

Fitted with a range of base, wall and drawer units with worktop over incorporating one and a half bowl stainless steel sink and drainer with swan necked mixer tap. Integrated with lactic ovens and gas hob with cooker hood over, tiled splash backs and ceiling light point. Space and plumbing for dishwasher and space for upright fridge/freezer. UPVC double glazed window to rear, radiator, small breakfast bar area and door to:

#### **UTILITY ROOM**

6' 3" x 5' 2" (1.91m x 1.57m)

Fitted with wall cupboards and a base cupboard with worktop over and tiled splash backs. Space and point for washing machine under and dryer. Tiled floor, radiator, ceiling light point and uPVC double glazed window to side. PVC door with opaque glazed inserts to rear and door to garage.

#### **INTEGRAL GARAGE**

17' 10" x 9' 8" (5.44m x 2.95m)

Housing boiler for the hot water and heating system, strip light to ceiling, up and over door and uPVC double glazed window to side.

#### **FIRST FLOOR LANDING**

Access to three bedrooms, bathroom and loft. UPVC double glazed window to side, ceiling light point and cupboard housing the hot water storage tank.

#### **BATHROOM**

6' 1" x 7' 3" (1.85m x 2.21m)

Fitted with a three piece suite comprising of panelled bath with screen, mixer shower and telephone style mixer taps, low level, dual flush WC and pedestal wash hand basin. Filled to wet areas and mid height, ceiling light point and extractor. Radiator and opaque uPVC double glazed window to rear.

#### **BEDROOM**

9' 6" x 9' 10" (2.9m x 3m) *excluding wardrobes*

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

#### **MASTER BEDROOM**

10' 10" x 10' 2" (3.3m x 3.1m) *widest points*

Further double room with fitted wardrobes, radiator, ceiling light point and uPVC double glazed window to front offering glimpses to the side of the sea. Door to:

#### **ENSUITE**

4' 6" x 8' 2" (1.37m x 2.49m) *into shower*

Fitted with a three piece suite comprising of low level, dual flush WC, pedestal wash hand basin and shower cubicle with mixer shower. Tiled to mid height, shower area and floor, ceiling light point, extractor, radiator and opaque uPVC double glazed window to side.

#### **BEDROOM**

9' 8" x 12' 7" (2.95m x 3.84m) *widest points*

Excellent sized third bedroom with space for a double room or guest room with study. Some limited head height with Velux roof window, over stairs storage cupboard, radiator and ceiling light point. 'V' shaped uPVC double glazed window to front.

#### **EXTERIOR**

To the front is a small lawned area, driveway and access to garage plus both sides of the house. The rear offers a patio area and lawn with ample space for seating.

#### 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%

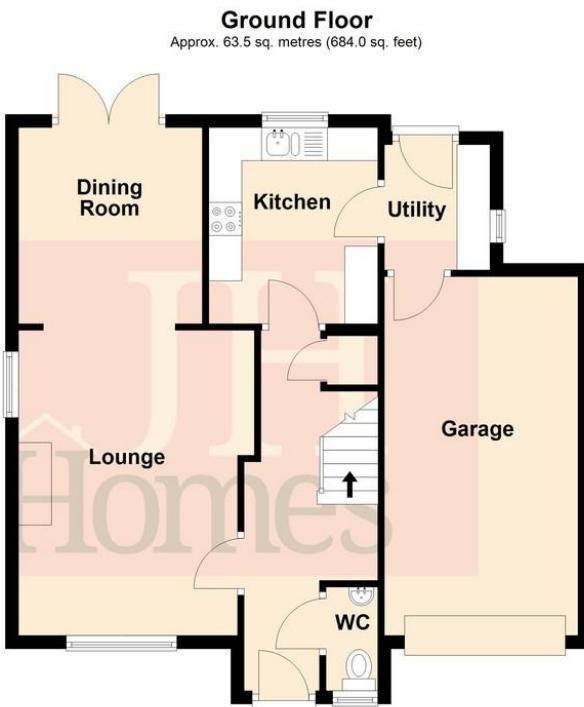
Interest rate applied:  $3\% + 3.75\% = 6.75\%$

$\text{£}500 \times 0.0675 = \text{£}33.75$

$\text{£}33.75 \div 365 = \text{£}0.092$

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





Call us on  
**01229 445004**  
[contact@jhhomes.net](mailto:contact@jhhomes.net)  
[www.jhhomes.net/properties](http://www.jhhomes.net/properties)

#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland and Furness Council

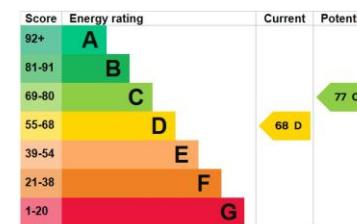
SERVICES: All mains to include water, drainage, gas and electric.

#### DIRECTIONS:

On entering Barrow from Kimberley Clark end turn left just after Jackson Timber. At the end of the road turn right onto Park Road and then left onto Ormsgill Lane. Continue up the road taking the fourth turning on the left onto Netherby Drive then first left onto Harewood where the property can be found on the right hand side near the head of the cul de sac.

The property can be found by using the following "What Three Words"

<https://what3words.com/bigger.vest.secure>



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.