



3 WHITE HART YARD, MARKET PLACE, ULVERSTON, LA12 7BB

£850 pcm

FEATURES

- Two Bedroom Maisonette
- Views Of Hoad Monument
- Modern Shower Room
- UPVC DG & Electric Heating
- Ample Storage Over Both Floors
- Close To Local Amenities
- Light Lounge With Juliette Balcony
- Available Now
- Kitchen/Diner With Woodburner
- No Smokers & Not Suitable For Pets



Situated close to the main cobbled streets of fantastic Ulverston town centre this duplex apartment. A tenant will be pleasantly surprised to find ample sized rooms, woodburning stove, ample storage and feature beams not to mention having views of Hoad Monument. Whilst being easy access to the hustle and bustle of town its tucked away position would lead you to believe you were once inside far away from our ample restaurants, pubs, cafes and quaint shops. Comprising of two double bedrooms, modern shower room to the lower floor with stairs leading to an upper floor offer two rooms with open access between creating a kitchen/diner/snug with breakfast area and lounge space both with wooden, glazed double doors to Juliette balconies. Sorry No Smokers & Not Suitable for Pets.

Entered through a communal wooden door into:

COMMUNAL HALL

Stairs lead to two apartments, meters and ceiling light.

Accessed through a wooden door into:

ENTRANCE HALL

Stairs to first floor, electric radiator, doors to two bedrooms and bathroom and two storage cupboards. One storage cupboard houses the hot water storage tank with shelving.

BEDROOM

9' 4" x 11' 8" (2.84m x 3.56m) widest point

Small double room with ceiling light point, electric heater and uPVC double glazed window to front.

BEDROOM

13' 9" x 9' 9" (4.19m x 2.97m) widest point

Double room with cupboard offering clothes rail, electric heater, uPVC double glazed window to front and ceiling light point.

SHOWER ROOM

5' 6" x 5' 4" (1.68m x 1.63m)

Fitted with a white three piece suite comprising of wall mounted sink with mixer tap, low level, dual flush WC and shower with glazed door and electric shower. Fully tiled to walls and floor, ceiling light point, extractor fan, wall mounted heater and ladder style, heated towel rail.

FIRST FLOOR LANDING

Light to wall, sun tube and door into:

LOUNGE

11' 2" x 13' 3" (3.40m x 4.04m) into alcove

Light room with vaulted ceiling, Velux roof window and pendant light fitted. Alcoves for storage with ceiling light points and intercom. Electric heater, upper storage cupboard and uPVC patio doors with double glazed inserts opening to a Juliette balcony offer views of Hoad Monument. Open to:

KITCHEN/DINER

20' 10" x 9' 6" (6.35m x 2.9m)

Dining area

Spot lights to ceiling, uPVC patio doors with double glazed inserts opening to a Juliette balcony offer views of Hoad Monument and electric heater. Wood burner set to tiled hearth with decorative red brick chimney breast. Breakfast bar divide into:

Kitchen area

Fitted with a range of base, wall and drawer units with worktop over incorporating one and a half bowl sink unit with swan necked mixer tap. Tiled splash backs, integrated oven and hob, space and plumbing for washing and space for upright fridge/freezer. Spot lights to ceiling, pendant light point over breakfast bar, moveable spot light track and uPVC double glazed window to side.

EXTERIOR

Communal walkway to additional properties.

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%

$£500 \times 0.0675 = £33.75$

$£33.75 \div 365 = £0.092$

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



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 include electric, water and drainage.

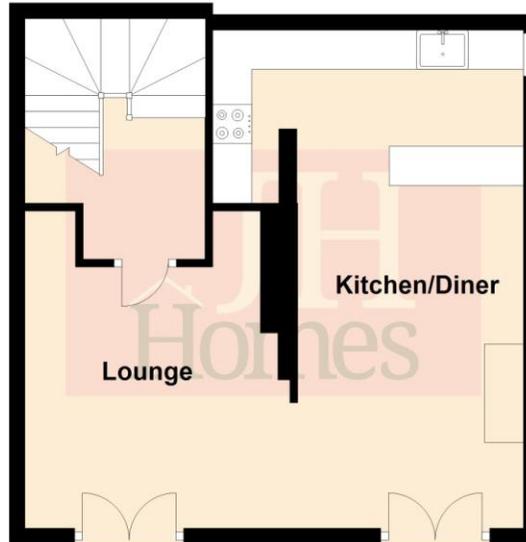
DIRECTIONS:

Leaving our offices on foot proceed up Market Street to the Farmers Inn over the road. At the Farmers take the road to the right signposted Daltongate, a short walk on here is an archway signposted White Hart Yard where the property can be found on the left through a communal entrance to this property and one other. The property can be found by using the following approximate <https://what3words.com/poses.stalemate.cavalier>

Ground Floor
 Approx. 40.6 sq. metres (436.6 sq. feet)



First Floor
 Approx. 40.9 sq. metres (440.7 sq. feet)



Total area: approx. 81.5 sq. metres (877.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	42 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.