

TO LET
OAKHURST

Stoneraise, Durdar, CA5 7AX



HOPE'S
LAND AGENTS



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A recently renovated 3 bedroom semi-detached house located in a peaceful setting in close proximity to the city of Carlisle.

Rent: £725 PCM

Introduction/Location

Oakhurst is a beautifully presented 3 bedroom semi-detached house located at Stonraise, Durdar. The property is located in a peaceful location, though benefits from close proximity to the city of Carlisle where a full range of services and extended transport links are available.

There are a range of educational facilities in the local area.

General Description

The property is a semi-detached house with a private driveway and garden. The property sits in an extensive plot benefitting from a lawned garden.

This attractive property is let unfurnished and is neutrally decorated throughout. The property has been renovated to a high standard with a newly fitted kitchen, bathroom and carpets throughout.

The property briefly comprises:

Ground Floor:

Kitchen 6.00m x 1.90m. Newly installed kitchen with base and wall units, oven, hob and extractor. Fittings for washing facilities. Room for standing fridge.

Sitting Room. 3.75m x 3.45m. TV Port, bay window to the front of the property



Living Room. 3.40m x 3.80m. Open fire, radiator, views to the rear.



First Floor:

Bedroom. 3.80m x 3.40m. Double bedroom with built in cupboards.

Bedroom. 3.45m x 3.35m. Double bedroom with built in cupboards.

Bedroom. 2.15 x 2.15. Small bedroom.

Bathroom. 1.65m x 2.10m. Newly installed, electric shower over bath, WC, sink, Heated Towel Rail.



External:

Lawned garden to the front and side with parking on drive to the front of the property.

Services

The property is double glazed throughout serviced by mains water and a septic tank. Heating is provided by an oil central heating system. The electricity is on a prepayment meter.

Council Tax

The property is scheduled in Council Tax Band B with Cumberland Council (Carlisle). It is thought the payment is approximately £166/month.

Energy Performance Certificates (EPC)

An extract from the EPC showing the current and potential Energy Efficiency Rating of the property is shown. A full copy of the EPC can be obtained from the Sole Agents (by prior appointment only).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



Rent & Deposit

Rent at £725 PCM payable in advance. A deposit equivalent to one month's rent will be sought, which will be held in accordance with the Tenant's Deposit Legislation.

Terms of Letting

To be let initially for a term of 6 months with a view to extending to a long term letting.

Additional Information

The tenant will be responsible for the Council Tax and utility charges.

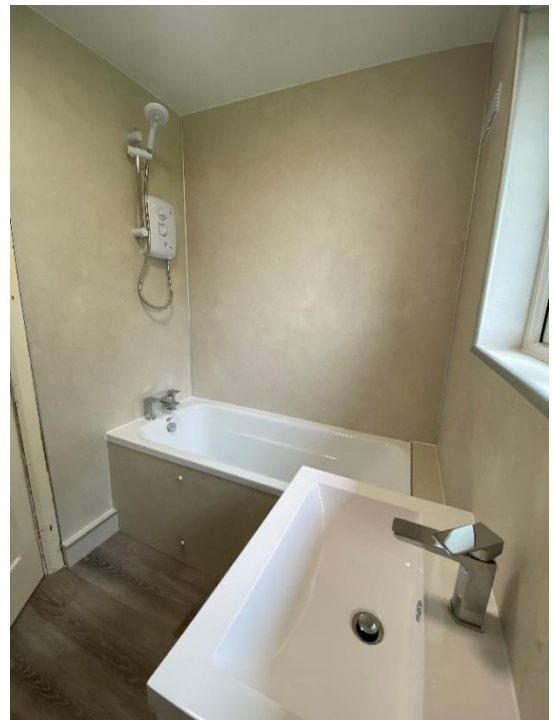
No pets considered.

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Viewing

Viewing of the property is strictly by appointment with the Sole Agents, Hopes Auction Co Ltd, Syke Road, Wigton, Cumbria, CA7 9NS, Tel: 016973 44901, Email: landagent@hopesauction.co.uk





IMPORTANT NOTICE

These particulars have been prepared in all good faith without responsibility on the part of the agents or their clients to give a general guide only as to the property. Nothing contained herein must be relied upon as a statement or representation of fact. These particulars do not form any part of an offer or contract and neither the agent nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. We have not tested any services, appliances or installations nor carried out a survey. Areas, measurements or distances are given as a guide only and are not precise. Only specific items referred to are included. Intending tenants must satisfy themselves by inspection or otherwise as to the correctness of these particulars and no responsibility can be accepted for any loss or expense incurred in viewing. If any points are particularly relevant to your interest please ask for further information.