



## James Street

Maryport, CA15 7NU

Rent £700 PCM

Deposit £805



An opportunity to be the first tenants into a completely refurbished property in Maryport, fully refitted with new kitchen, bathroom, floor coverings, and painted white plaster. With three bedrooms, an upstairs bathroom, and spacious open plan living room and kitchen, this rental is not to be missed.

The property is double glazed and gas centrally heated with a brand boiler and radiators. The EPC rating is D and parking is on street. Please note there is no yard with the property, reducing the upkeep requirements of the house, but perhaps meaning that the property is ideally suited to a professional couple or smaller family.

The holding deposit is £161, no pets, no smokers and the Council Tax is band A.



### Entrance

Two external steps lead up to the front door and then directly into the living room.

### Living Room

Being open plan to the kitchen, and with plenty of space for sofa, chairs, and lounge furniture. There is a wall hung electric fire and the room is full of light with windows to the front and side elevations.

### Kitchen

The newly fitted kitchen comprises of grey cabinets at wall and base level and with contrasting worksurfaces running over. There is an electric oven and ceramic hob with extractor fan over, and an inset sink and drainer. You will find space for a tall fridge/freezer and there is undercounter space and plumbing for a washing machine. Being open plan to the living area, there is an opportunity to place a dining table.

### First Floor Landing

Accessed from the stairs rising from the ground floor and providing access to all the upstairs accommodation.

### Bedroom One

A lovely light room with windows to two elevations, and with space for a double bed.

### Bedroom Two

The second room comes with built in wardrobe space.

### Bedroom Three

A single bedroom, or ideal as an office, dressing room or nursery.

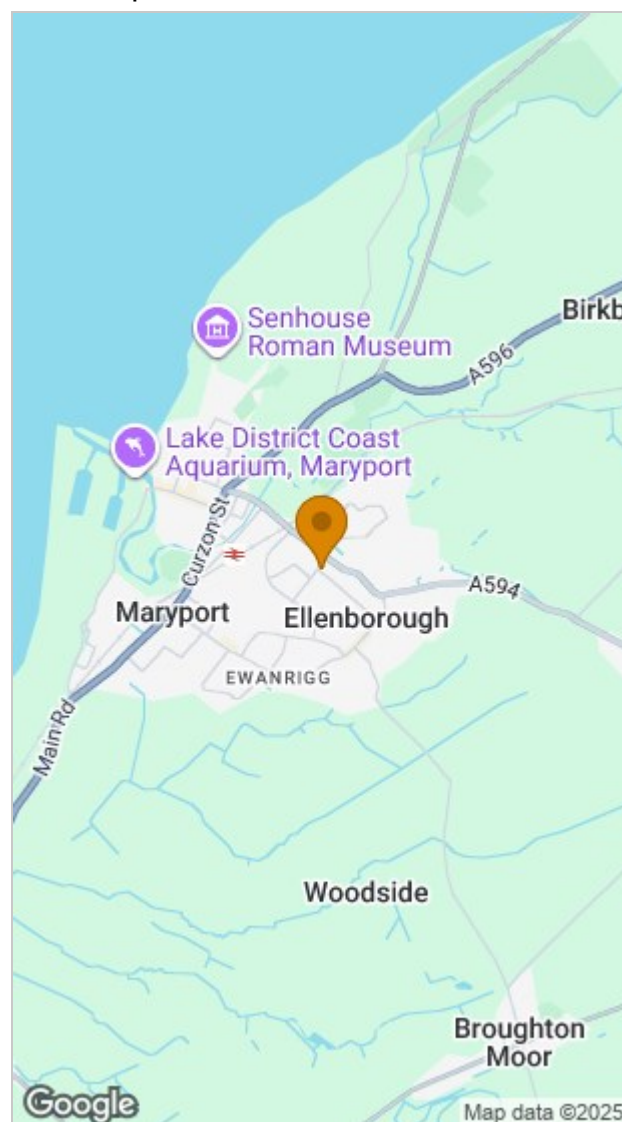
### Bathroom

Comprising of a bath with thermostatic shower over, glass shower screen, WC and wash-hand basin.

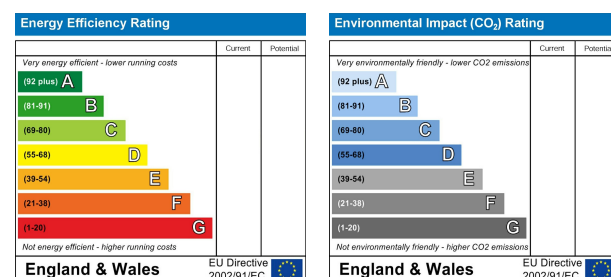
### Outside

There is no outside space with the property, but parking is easily achieved on the street and there is a lane for keeping the rubbish bins.

### Area Map



### Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR

Tel: 01228 580913 Email: [carlisle.lettings@hunters.com](mailto:carlisle.lettings@hunters.com) <https://www.hunters.com>