

LETTINGS & MANAGEMENT
Eloise

Eloise Lettings & Management
&
BNL Property Ltd



ACCOMODATION BROCHURE

Address: 77 Stockton Road, Hartlepool, TS251TX

Eloise Lettings & Management in partnership with BNL Property Ltd is proud to offer contractors our brand new HMO accommodation.

Who Are We?

Eloise Lettings & Management is a property management company based in Hartlepool with over 5 years experience of managing property including standard rentals, serviced accommodation and also Houses of Multiple Occupancy. Eloise Lettings is a proud member of The Property Redress Scheme which should give all potential tenants the confidence you are in the right hands.

BNL Property Ltd is the landlord and owner of the property and a popular landlord in Hartlepool with a great reputation for refurbishing properties to a very good standard with the occupiers experience at the forefront of their thinking.

The Location?

Located in the centre of Hartlepool, the property is just 5 miles from A689 which is a main A road in and out of Hartlepool. Alternatively there is many accessible bus routes and taxis should tenants wish to take public transport.

Due to its central location there are many amenities close by including the Highlight Retail Park which includes Costa Coffee, Subway and The Gym Group which is a modern gym facility should tenants wish to stay fit and healthy throughout their stay. Also close by is the very popular tourist attractions Navigation Point best known as Hartlepool's Marina and Church Square which boast many restaurants, bars and nightclubs which tenants can utilise to socialise outside working hours. Impressively another popular tourist attraction Seaton Carew is just a short journey on a bus or a 25 minute walk if tenants enjoy relaxing or unwinding by the sea side with some fish and chips.

The Property?

The property is a 1920 three storey Victorian era property which was recently brought back to life and modernised to a very good standard in 2024. The property is comprised of 6 en-suite bedrooms, fully equipped modern kitchen, front and rear yard.

The Facilities?

Bedrooms - All bedrooms come equipped with double bed, wardrobe, bed side table, chest of drawers. En-suite bedrooms have access to a shower, basin with vanity unit, light up mirror and WC inside the bedroom. All bedrooms operate a digi lock system, tenants will be provided with their own code in order to access their room and its strongly advised the code is not shared with anyone under any circumstances. Eloise Lettings is the only other code holder for bedrooms for health and safety reasons. Due to the self catering nature of the accommodation, tenants are responsible for providing their own bedding, including quilts, cushions, sheets, throws and anything else.

Kitchen - The kitchen has all the essentials i.e oven/grill/hob, microwave grill, toaster, kettle, washing machine, tumble drier, fridge/freezer and double bowl sink. There is plenty of cupboard space available for food and utensil storage, cupboards are free to be used by anyone, unfortunately no space can be dedicated to a single individual unless students wish to manage this themselves, although no locks or restrictors are to be fitted. Tenants are responsible for providing their own pots, pans, plates, bowls, utensils and anything else you may require in order to cook. Eloise Lettings is not responsible for any of the above and will not replace lost or missing items. This also includes cleaning products.

Communal - Also provided is a Hoover, ironing board and iron, these are to remain in the communal store cupboard and placed back after use. Under no circumstances should these be left in bedrooms or laid out on emergency exit routes.

The Rate's?

En-suite bedrooms are charged at £140-150pw, all bills included.

The Reservation Terms & Fee?

Rooms can be secured with a reservation fee equivalent to two weeks rent i.e for double ensuite bedrooms this would be £300. The fee secures the room and is later used as a refundable security deposit which will be placed into a bond scheme once the tenant moves in. The bond will only be released at the end of the tenancy agreement upon inspection of the property and once deemed there are no issues, damage or negligence on the tenants part.

Along with the reservation payment tenants must also provide ID (Passport, Birth Certificate, Passport or Official ID Card) and proof of employment.

The Cleaning?

Cleaning is an essential part of the tenants stay, tenants are expected to clean and keep on top of cleanliness at all times. Eloise Lettings appreciates tenants have work commitments however the landlord has set clear boundaries and expects the property to be looked after, cleaned and respected as if its their own. Eloise Lettings and the landlord reserve the right to carry out random spot checks of communal areas at any time and also reserve the right to book room inspections with 24h notice to ensure the health and safety of all. A cleaner will attend the property once per month to carry out a general clean, the schedule will be shared on the notice board in the property so all tenants are aware. The cleaner will relay any concerns back to Eloise Lettings.

The Compliance?

Rest assured you are in safe hands at 77 Stockton Road, with all compliance certificates, licenses and fire risk assessments available at the property. For peace of mind the property is equipped with a Grade A LD1 Fire Alarm and Emergency Lighting System and tenants will be talked through the procedures incase of a fire or emergency upon arrival. The system is checked once per week and a log of this is kept at the property.

Emergency Procedures and House Rules will also be clearly displayed on the notice board within the property at all times.

Other?

Smoking or vaping is not permitted inside the property under any circumstance, this should be done outside and a fair distance away from the property. If there are any reports of tenants smoking or vaping inside, Eloise Lettings reserves the right to terminate the tenancy agreement with immediate effect. Tenants are not permitted to decorate rooms, stick posters on walls or hang items from ceilings, please bear in mind the property/room needs to be returned as it was and any alterations need to be made right upon handing keys back otherwise this would mean the loss of bonds. Rooms are single occupancy, under no circumstances should a second person be staying in rooms, this goes against health and safety and HMO license conditions. No pets also allowed at the property.

The Gallery

Kitchen & Lounge



Bedroom 1 (Double Ensuite Ground Floor)



Bedroom 2 (Double Ensuite Ground floor)



Bedroom 3 (Double En Suite First Floor)



Bedroom 4 (Double En Suite First Floor)



Bedroom 5 (Double En Suite Top Floor)



Bedroom 6 (Double En Suite Top Floor)



We hope the information provided in this brochure provides you and with all the essential information you require before making your decision and also provides you with the confidence this accommodation is the right option for you whilst you work away from home.

For further information please don't hesitate to contact us via the details below.

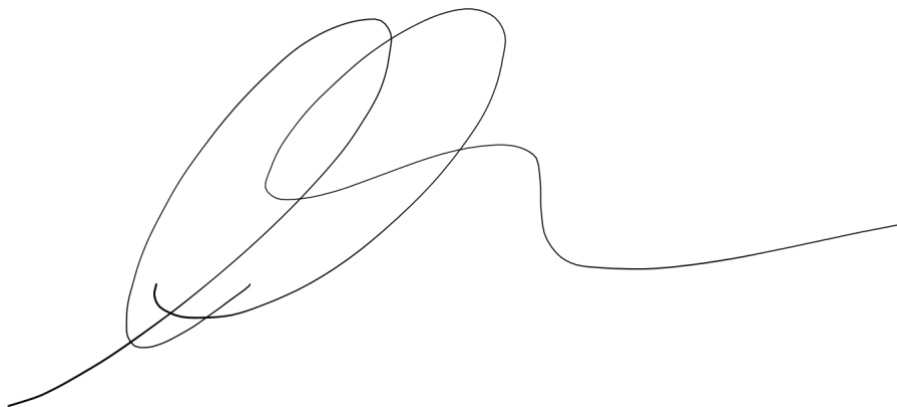
We look forward to welcoming you to 77 Stockton Road very soon.

Regards

Eloise Lettings & Management
BNL Property Ltd

Contacts details:

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A handwritten signature in black ink, appearing to be 'Liam Lewis', with a long horizontal line extending to the right.The logo for the Property Redress Scheme (PRS). It features the letters 'PRS' in a large, bold, purple font. Below 'PRS', the words 'Property Redress Scheme' are written in a smaller, purple, sans-serif font. The entire logo is enclosed within a thin, light purple rectangular border.