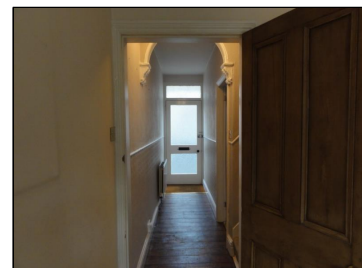


Asking Rent : £675.00 PCM

Park Street, Kendal, LA9 5QP





Description:

A two bedroom, unfurnished, terraced house. The accommodation comprises of lounge with open fire, dining room with under stair storage, kitchen, large double bedroom, good sized second bedroom, bathroom with shower. To the rear of the property is a self enclosed patio and decking area. SLDC Band C. EPC rating E. No pets. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion. Application fees of £79.20 inc VAT per adult tenant (includes a £19.20 Right to Rent check fee payable to UK Tenant Data direct), plus a tenancy agreement charge of £72, inc VAT, are payable. Guarantor fees, if applicable, will be £42 per Guarantor application. A deposit of £775 will be required. Available NOW.

Directions:

Travelling in to Kendal on Milnthorpe Road, take the right hand turn at the traffic lights onto Romney Road. Park Street is the first left and number 29 is half way down on the right hand side.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(20-100) A	
(81-91) B		(20-50) A	
(69-80) C		(50-60) B	
(55-68) D		(60-80) C	
(45-54) E		(80-90) D	
(29-44) F		(90-100) E	
(1-28) G		(100-120) F	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂) emissions. The higher the rating the less carbon is emitted from the home and the lower the fuel bills will be.	