

**Asking Rent : £695.00 PCM**

**Alderwood, Kendal, LA9 5EF**



**Description:**

A superb 3 bedroom link style terraced house offered in excellent decorative order and in a quiet residential area not far from the town centre. Accommodation consists of modern kitchen, lounge/dining, 3 double bedrooms (master bedroom has a full range of excellent built in bedroom furniture) and modern bathroom with shower. Outside is a paved garden area with shed and allocated off road parking. EPC rating D. SLDC Band B. Pets by consent. 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 £795 will be required. Available start of

**Directions:**

From entering Kendal from the south, stay on the A6 Milnthorpe Road, passing Kendal College on your left. Turn left onto Vicarage Drive and continue uphill past Vicarage Park School. Take the first right onto Hillswood Avenue and continue uphill. The property is at the top of the hill facing down the road.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower energy costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(82-100) <b>A</b>	
(81-91) <b>B</b>		(69-81) <b>B</b>	
(69-80) <b>C</b>		(54-68) <b>C</b>	
(55-68) <b>D</b>		(39-53) <b>D</b>	
(45-54) <b>E</b>		(22-38) <b>E</b>	
(35-44) <b>F</b>		(7-21) <b>F</b>	
(1-34) <b>G</b>		(0-6) <b>G</b>	
(We energy efficient - higher energy costs)		(Not environmentally friendly - higher CO <sub>2</sub> emissions)	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	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<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.