

**Rent : £725.00 PCM**

**Moore Field Close, Kendal, LA9 5PH**



## Description:

A two bedroom terraced house in excellent decorative order, tucked away in a quiet location not far from the town centre. Accommodation comprises of lounge, kitchen, one double bedroom, one single bedroom and a modern bathroom with bath and shower. Outside there is a fully enclosed back yard and parking. SLDC band B. EPC rated C . No pets. No smokers. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion.

A Holding Deposit of £167, equivalent to one weeks rent, will be payable upon application, and before references are sought. Subject to satisfactory references and before the commencement of a tenancy, a Tenancy Deposit of £835, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit).

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92-100 <b>A</b>	Very environmentally friendly - lower CO <sub>2</sub> emissions 82-100 <b>A</b>	90	93
81-91 <b>B</b>	71-81 <b>B</b>	71	73
69-80 <b>C</b>	55-65 <b>C</b>		
55-68 <b>D</b>	39-54 <b>D</b>		
39-54 <b>E</b>	21-38 <b>E</b>		
21-38 <b>F</b>	11-20 <b>F</b>		
1-20 <b>G</b>	Not environmentally friendly - higher CO <sub>2</sub> emissions		

England, Scotland & 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<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Directions:

Leave Kendal on the Windermere Road and turn right onto Garth Brow after approx 0.5 mile. Follow the road and turn left onto High Garth and continue on to High Sparrowmire. Turn left onto Kettlewell Road which leads to Moorfield Close. No. 30 is on the right.