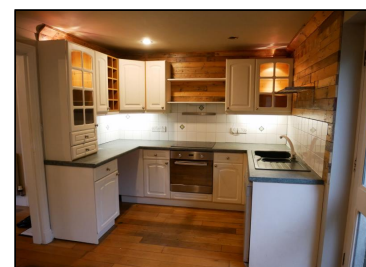


**Rent : £825.00 PCM**

**Kirkfield Rise, Ambleside, Cumbria, LA22 9DX**



## Description:

A distinctive end of terrace property, situated in a quiet cul-de-sac just a few moments walk out of central Ambleside. The property enjoys the benefit of recently installed solar panels making the property economical to run. The property consists of a porch, living room with log burner, open plan kitchen/diner, two bedrooms and a bathroom. There is a retractable ladder on the landing providing access to a very useful attic room. Gardens to the front and rear. Private parking space for one car. A local occupancy clause applies, occupants must have lived or worked in the National Park for a minimum of 3 years. SLDC band C. EPC rated D. Pets by consent. No smokers. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion. A Holding Deposit of £190, 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 £950, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit). Available

## Directions:

From the centre of Ambleside turn right at the mini roundabout at the top of Rydal Road heading up Smithy Brow, continue along Kirkstone Road before turning left into Hill Top Road a short distance up the hill. Keeping left continue to the top of this road which becomes Kirkfield Rise and the property can be found on the left hand side.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential		Current	Potential	
<p>Very energy efficient - lower running costs</p> <p>101-109 <b>A</b></p> <p>81-101 <b>B</b></p> <p>61-81 <b>C</b></p> <p>41-61 <b>D</b></p> <p>21-41 <b>E</b></p> <p>1-21 <b>F</b></p> <p>1-10 <b>G</b></p> <p>Not energy efficient - higher running costs</p>		60	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>101-109 <b>A</b></p> <p>81-101 <b>B</b></p> <p>61-81 <b>C</b></p> <p>41-61 <b>D</b></p> <p>21-41 <b>E</b></p> <p>1-21 <b>F</b></p> <p>1-10 <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>		86
		87			57
<p>England, Scotland &amp; Wales EU Directive 2002/91/EC</p> <p>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.</p>			<p>England, Scotland &amp; Wales EU Directive 2002/91/EC</p> <p>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.</p>		