



ARKLOW, BENTHAM

RENT PCM: £895

01539 736 999
www.turnerscott.co.uk

turnerscott
THE RESIDENTIAL LETTING SPECIALISTS

The Property

A well presented, unfurnished three bedroom semi detached house with garage and gardens. The property offers lounge with access to a sun room to the rear, kitchen, three bedrooms and bathroom. Views to open countryside at the rear. No smokers. No Pets. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion. EPC rated D. Craven District Council Band C.

A Holding Deposit of £206, 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 £1030, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit).

Available End Nov 2025

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			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C		80	(69-80) C		76
(55-68) D	63		(55-68) D	57	
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>			England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		

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 (CO₂) emissions. The higher the rating the less impact it has on the environment.

