



# HIGH SPARROWMIRE, KENDAL,

RENT PCM: £995

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## The Property

A two bedroom unfurnished mid terraced house located on the edge of a residential housing estate. The property offers living room, kitchen with dining area, two double bedrooms, bathroom with shower (no bath). Enclosed rear garden and driveway parking for two vehicles.

Westmorland & Furness Council Tax Band B. EPC rated C. No pets. No smokers. Applicants may be asked to provide a Guarantor

A Holding Deposit of £229, 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 £1145, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit).

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 69 C    | 76 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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