

**Asking Rent : £625.00 PCM**

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



**Description:**

A two bedroom end terrace house, tucked away in a quiet location not far from the town centre. Accommodation comprises of lounge, kitchen, one double bedroom, one single bedroom and bathroom with bath and shower. Outside there is a fully enclosed back yard and private parking for two cars. SLDC Band B. EPC rating D. No pets. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion. 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 £725 will be required. Available NOW.

**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 Moore Field Close. No. 32 is the end house on the left.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 105-150 <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions 105-150 <b>A</b>	
95-104 <b>B</b>		95-104 <b>B</b>	
80-94 <b>C</b>		80-94 <b>C</b>	
65-79 <b>D</b>	6.4	65-79 <b>D</b>	6.4
50-64 <b>E</b>		50-64 <b>E</b>	
35-49 <b>F</b>		35-49 <b>F</b>	
1-34 <b>G</b>		1-34 <b>G</b>	
Not energy efficient - higher running costs		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.

England, Scotland & Wales EU Directive 2002/91/EC

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.