

Asking Rent : £750.00 PCM

Ryleyfield Road, Milnthorpe, LA7 7PU



Description:

A delightful, modern semi-detached three bedroom house with spacious accommodation. The property comprises of an open plan lounge/diner, kitchen with cloak room, three bedrooms and a family bathroom. Good sized gardens and off road parking for two/three cars. SLDC band B. EPC rated D. No Pets. No smokers. 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 £850 will be required. *Local Occupancy conditions apply*.

Directions:

Coming from the direction of Kendal along the A6 head into the centre of Milnthorpe. At the traffic lights turn left and then immediately left again on to Haverflatts Lane . Take the next left turning into Ryleyfield and then the first turning on the right. The property will be found on the right hand side.

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	
(95-100) A		(85-100) A	
(85-94) B		(65-84) B	
(65-84) C		(45-64) C	
(55-64) D		(25-44) D	
(45-54) E		(10-24) E	
(35-44) F		(1-9) F	
(1-34) G		(0-8) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales EPC Directive 2002/91/EC		England, Scotland & Wales EPC Directive 2002/91/EC	

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