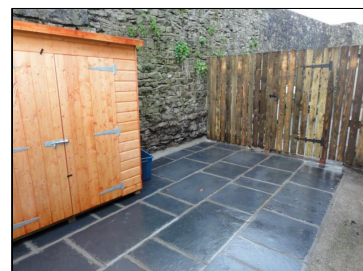


Asking Rent : £650.00 PCM

Middle Lane, Kendal, Cumbria, LA9 4NR



Description:

A two bedroom house in the town centre. Accommodation comprises of lounge, modern kitchen/ breakfast room, one double bedroom, one single bedroom and a modern bathroom with shower. Outside is an enclosed back yard with shed. On road parking available. No Pets. No smokers. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion. Council Tax Band B. EPC Rated E. 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 £750 will be required. Available July 2018.

Directions:

From Allhallow lane in Kendal town centre take the first rightt onto Low Fellside, and then bear left onto Middle Lane.

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	
00-10% A		00-10% A	
10-15% B		10-15% B	
15-20% C		15-20% C	
20-25% D		20-25% D	
25-30% E	49	25-30% E	4.4
30-35% F	56	30-35% F	5.1
35-40% G		35-40% 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	

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.