

**Rent : £795.00 PCM**

**Sandylands Road, Kendal, Cumbria, LA9 6EU**



## Description:

An unfurnished spacious traditional stone built 3 bedroom house in a popular residential area close to the town centre and main travel routes. Accommodation consists of lounge with stove, kitchen, dining room, study, 3 bedrooms and bathroom with shower over bath. Outside is a detached garage, small attractive garden area and on street parking. Pets by consent. No smokers. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion. 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.

A Holding Deposit of £183, 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 £915, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit).

## Directions:

Leaving Kendal town centre following the A6 north, pass Kendal railway station and turn next right in front of 'Duke of Cumberland' (A685). Take 1st right on to Sandylands Road and No 2 is almost immediately on the left.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 89-100 <b>A</b>	89-100 <b>A</b>	Very environmentally friendly - lower CO <sub>2</sub> emissions 82-100 <b>A</b>	82-100 <b>A</b>
81-88 <b>B</b>	81-88 <b>B</b>	74-81 <b>B</b>	74-81 <b>B</b>
69-80 <b>C</b>	69-80 <b>C</b>	64-73 <b>C</b>	64-73 <b>C</b>
55-68 <b>D</b>	55-68 <b>D</b>	55-63 <b>D</b>	55-63 <b>D</b>
39-54 <b>E</b>	39-54 <b>E</b>	45-54 <b>E</b>	45-54 <b>E</b>
21-38 <b>F</b>	21-38 <b>F</b>	35-44 <b>F</b>	35-44 <b>F</b>
1-20 <b>G</b>	1-20 <b>G</b>	Not environmentally friendly - higher CO <sub>2</sub> emissions 1-34 <b>G</b>	1-34 <b>G</b>
Not energy efficient - higher running costs England, Scotland & Wales EU Directive 2002/91/EC		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.

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.