

**Asking Rent : £595.00 PCM**

**Russell Road, Carnforth, Lancashire, LA5 9AQ**



### Description:

An unfurnished three double bedroom house. The accommodation offers two reception rooms, kitchen, three double bedrooms and brand new spacious family bathroom. The enclosed rear yard includes a large brick built shed. On street parking. Council Tax band A. EPC rated E. 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 £695 will be required.

### Directions:

From M6 jct 35 take the slip road towards Nether Kellet. At the junction turn right, Russell Road is on the left just before the speed camera outside the High School.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
100-100 A	100-100 A	100-100 A	100-100 A
100-85 B	100-85 B	100-85 B	100-85 B
100-65 C	100-65 C	100-65 C	100-65 C
100-45 D	100-45 D	100-45 D	100-45 D
100-25 E	100-25 E	100-25 E	100-25 E
100-10 F	100-10 F	100-10 F	100-10 F
100-0 G	100-0 G	100-0 G	100-0 G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Scotland & Wales		England, Scotland & Wales	
EU Directive 2002/91/EC		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.	