

**Rent : £695.00 PCM**

**Arklow, Low Bentham Road, Bentham, Lancaster, LA2 7BP**



## Description:

A well presented, unfurnished three bedroom semi detached house with garage and gardens. The property offers lounge with access to a sun room to the rear, kitchen, three bedrooms and modern bathroom. Views to open countryside at the rear. No smokers. No Pets. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion. EPC rated D. Craven District Council Band C. A Holding Deposit of £160, 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 £801, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit). Available end of October 2019.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92-100 <b>A</b>	92-100 <b>A</b>	Very environmentally friendly - lower CO <sub>2</sub> emissions 62-70 <b>A</b>	62-70 <b>A</b>
85-91 <b>B</b>	85-91 <b>B</b>	55-61 <b>B</b>	55-61 <b>B</b>
69-84 <b>C</b>	69-84 <b>C</b>	48-54 <b>C</b>	48-54 <b>C</b>
55-68 <b>D</b>	55-68 <b>D</b>	41-47 <b>D</b>	41-47 <b>D</b>
39-54 <b>E</b>	39-54 <b>E</b>	35-40 <b>E</b>	35-40 <b>E</b>
21-38 <b>F</b>	21-38 <b>F</b>	27-34 <b>F</b>	27-34 <b>F</b>
1-20 <b>G</b>	1-20 <b>G</b>	11-26 <b>G</b>	11-26 <b>G</b>
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions	Not environmentally friendly - higher CO <sub>2</sub> emissions
England, Scotland & Wales EU Directive 2002/91/EC	England, Scotland & Wales EU Directive 2002/91/EC	England, Scotland & Wales EU Directive 2002/91/EC	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.

## Directions:

Take the A65 to Kirkby Lonsdale/Ingleton. When you reach Ingleton take the first right sign posted to High Bentham and Bentham Golf Club. Follow Betham Lane until you reach a T Junction. Turn right and travel through town until you reach houses. Arklow is on the left hand side of the road before you get to the school and opposite an old Telephone Site Station.