



THE HAYLOFT

RENT PCM: £950

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The Property

A beautiful two bedroom semi detached Barn Conversion in a countryside setting yet only a few minutes drive from Kendal town. Finished to a high standard the spacious accommodation comprises kitchen with fitted appliances, lounge with under floor heating, two double bedrooms, bathroom with bath and separate shower. The property benefits from ground source heating, and water/sewerage charges are included. Ample parking, patio and storage shed. SLDC band C. EPC rated C. Pets by consent. No smokers. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion.

A Holding Deposit of £219, 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 £1095, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit).

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	
	87		83
	72		68
Not energy efficient - higher running costs EU Directive 2002/91/EC		Not environmentally friendly - higher CO ₂ emissions EU Directive 2002/91/EC	
England, Scotland & Wales 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.		England, Scotland & Wales The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂) emissions. The higher the rating the less impact it has on the environment.	



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