

Rent : £695.00 PCM Alderwood, Kendal, LA9 5EF



Description:

A superb 3 bedroom link style terraced house in a quiet residential area not far from the town centre. Accommodation consists of modern kitchen, lounge/dining, 3 double bedrooms (master bedroom has a full range of excellent built in bedroom furniture) and modern bathroom with shower. Outside is a paved garden area with shed and allocated off road parking. EPC rating D. SLDC band B. Pets by consent. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion.

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).

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
(105-120) A	(82-100) A	(105-120) A	(82-100) A
(81-104) B	(62-81) B	(81-104) B	(62-81) B
(55-80) C	(35-61) C	(55-80) C	(35-61) C
(29-54) D	(17-34) D	(29-54) D	(17-34) D
(13-28) E	(9-16) E	(13-28) E	(9-16) E
(7-12) F	(4-8) F	(7-12) F	(4-8) F
(1-6) G	(1-3) G	(1-6) G	(1-3) G

England & 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.

England & Wales EU Directive 2002/91/EC

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.

Directions:

From entering Kendal from the south, stay on the A6 Milnthorpe Road, passing Kendal College on your left. Turn left onto Vicarage Drive and continue uphill past Vicarage Park School. Take the first right onto Hillswood Avenue and continue uphill. The property is at the top of the hill facing down the road.