

Rent : £875.00 PCM

Above Beck, Stainton, Kendal, LA8 0DX



Description:

This three bedroom detached bungalow has been redecorated throughout and offers a rare opportunity to live close to Kendal and enjoy beautiful rural surroundings and views of the surrounding countryside. The property offers a modern kitchen with integral oven, hob and fridge, dining area, lounge and three good sized bedrooms. Outside is driveway parking, storage and lawned gardens to the front and rear.

SLDC band D. EPC rated D . One pet with landlord consent. No smokers. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion.

A Holding Deposit of £201.00, 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 £1005, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit).

Directions:

Leave Kendal on A65 south towards Endmoor. After passing through Barrows Green take the second left at the crossroads towards Halfpenny. Continue until the fork in the road then bear left in front of a white farmhouse. Above Beck is on the right. (Driveway entrance is 2nd right)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Best energy efficient - lower running costs</p> <p>100-109: A</p> <p>81-100: B</p> <p>69-80: C</p> <p>55-68: D</p> <p>39-54: E</p> <p>21-38: F</p> <p>1-20: G</p> <p>Not energy efficient - higher running costs</p>	<p>100</p> <p>58</p>	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>100-109: A</p> <p>87-100: B</p> <p>69-86: C</p> <p>51-68: D</p> <p>29-50: E</p> <p>17-38: F</p> <p>1-20: G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>97</p> <p>51</p>
<p>England, Scotland & Wales EU Directive 2002/91/EC</p> <p>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.</p>		<p>England, Scotland & Wales EU Directive 2002/91/EC</p> <p>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.</p>	