

Rent : £960.00 PCM

Oxenholme Road, Kendal, Cumbria, LA9 7HH



Description:

A detached four bedroom house on the edge of Kendal. The property offers lounge, dining room, kitchen, utility area, four double bedrooms and family bathroom. The large attic room is also available for storage. Outside is an enclosed rear garden double garage and driveway parking. SLDC band E. EPC rated E 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 £221, 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 £1105, 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		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(97-100) A	
(81-91) B		(87-96) B	
(69-80) C		(79-86) C	
(55-68) D		(69-78) D	
(39-54) E	5.4	(55-68) E	4.6
(21-38) F		(31-54) F	
(1-20) G		(11-30) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	

England, Scotland & Wales EU Directive 2002/91/EC

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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 (CO₂) emissions. The higher the rating the less impact it has on the environment.

Directions:

Leaving Kendal on A65 after passing Kendal Leisure Centre bear left at the traffic lights on to Oxenholme Road (B6254), pass through the next set of traffic lights and the property is on the left prior to the mini roundabout.