

Rent : £630.00 PCM

Back Lane, Kendal, Cumbria, La9 7aw



Description:

A fully refurbished one bedroom traditional cottage on the edge of Kendal's town centre. The cottage is presented in excellent condition and offers brand new kitchen, bathroom, redecoration and flooring throughout. Lounge, kitchen with new oven and hob, one double bedroom and spacious bathroom with shower over bath.

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

A Holding Deposit of £145, 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 £725, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit).

Directions:

From Wildman street take 1st left onto Castle Street. The entrance to Back Lane is on the right after the junction with Castle Crescent, No 3 is on the left.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>A (92-100)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not energy efficient - higher running costs</p>	<p>91</p>	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>A (10-15)</p> <p>B (16-20)</p> <p>C (21-25)</p> <p>D (26-30)</p> <p>E (31-35)</p> <p>F (36-40)</p> <p>G (41-45)</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>59</p>
<p>England, Scotland & Wales EU Directive 2002/91/EC</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>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>	