



KITCHEN GHYLL COTTAGE

RENT PCM: £860

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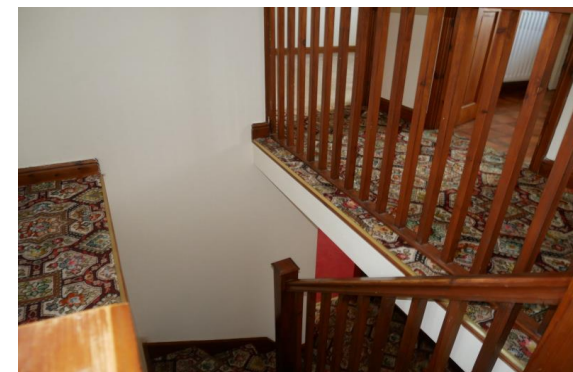
The Property

A delightful semi-detached barn conversion situated in a rural location with stunning views to open countryside. The accommodation layout is 'upside down' to take advantage of the stunning views and offers utility room, lounge, kitchen, family bathroom, three double bedrooms one with en-suite shower room. Oil fired central heating, ample driveway parking and garage. The house, whilst enjoying a rural location, is only a 5 minute drive from Kendal and 10 minutes from Oxenholme Station.

Council Tax Band D. RENT TO INCLUDE WATER SERVICE CHARGES. SLDC band D . EPC rated D. 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 £198, 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 £990, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit). Available now.

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		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & 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.		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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