

**Rent : £695.00 PCM**

**10 Broad Ing Crescent, Kendal, Cumbria, LA9 6HA**



## Description:

A two bedroom terraced house situated within a popular residential estate. Accommodation consists of lounge, kitchen/diner, family area, two double bedrooms and bathroom with shower. Outside there is a fully enclosed attractive back yard and off road parking. SLDC band B. 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 £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 £800, 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
66	76	61	72

**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 (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

## Directions:

Leave Kendal on the A6 north, after passing Kendal Railway station turn right in front of the Duke of Cumberland, then 1st right onto Sandylands Road. Take the 2nd left on to Broad Ing, then 1st right onto Broad Ing Crescent.