

Asking Rent : £625.00 PCM

Moorefield Close, Kendal, LA9 5PH



Description:

An unfurnished, two bedroom, end of terrace house, in a quiet residential area close to main travel routes. Accommodation consists of lounge, kitchen, 1 double bedroom, 1 single bedroom and bathroom with shower. Outside there is a fully enclosed garden and two allocated parking spaces. No pets. No smokers. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion. SLDC band B. EPC rated D. Application fees of £79.20 inc VAT per adult tenant (includes a £19.20 Right to Rent check fee payable to UK Tenant Data direct), plus a tenancy agreement charge of £72, inc VAT, are payable. Guarantor fees, if applicable, will be £42 per Guarantor application. A deposit of £725 will be required.

Directions:

Leave Kendal on the Windermere Road and turn right onto Garth Brow after approx 0.5 mile. Follow the road and turn left onto High Garth and continue on to High Sparrowmire. Turn left onto Kettlewell Road which leads to Moorfield Close. No. 14 is facing you on the left.

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			
(101-150) A					(100-150) A			
(151-180) B			89		(150-200) B		90	
(181-210) C					(200-250) C			
(211-230) D			64		(250-300) D		63	
(231-250) E					(300-350) E			
(251-280) F					(350-400) F			
(281-300) G					(400-500) G			
Not energy efficient - higher running costs					Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales				EU Directive 2002/91/EC	England, Scotland & Wales			
				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.				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.				