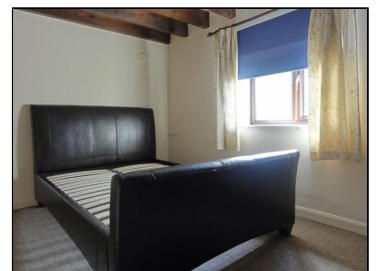


Asking Rent : £485.00 PCM

Crooklands Court, Bobbin Mill Lane, Crooklands, LA7 7NW



Description:

This mid-terraced property is located in the hamlet of Crooklands, close to Endmoor. The property offers lounge, kitchen, utility area, two double bedrooms, and bathroom. The enclosed rear garden has been decked in a terrace arrangement. Council Tax band C. EPC rating E. No Pets. No Smokers. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion. 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 £585 will be required. Available NOW.

Directions:

Leave Kendal on A65. Pass through the village of Endmoor towards Crooklands. Take the 1st left upon entering Crooklands, (a sharp turn left at the bottom of the hill), onto Bobbin Mill Lane. No 3 is on the left.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	100	Very environmentally friendly - lower CO ₂ emissions	100
(95-100) A		(95-100) A	
(85-95) B		(85-95) B	
(65-85) C		(65-85) C	
(55-65) D		(55-65) D	
(45-55) E	52	(45-55) E	37
(35-45) F		(35-45) F	
(15-35) G		(15-35) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	

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

England, Scotland & Wales EPC 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.

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.