

**Asking Rent : £595.00 PCM**

**Moorefield Close, Kendal, LA9 5PH**



**Description:**

A two bedroom terraced house in excellent decorative order, tucked away in a quiet location not far from the town center. Accommodation comprises of lounge, kitchen, one double bedroom, one single bedroom and a modern bathroom with bath and shower. Outside there is a fully enclosed back yard and parking. SLDC Band B. EPC rating C. NO pets. 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 £695 will be required. Available

**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. 30 is on the right.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92-100 <b>A</b>	90	Very environmentally friendly - lower CO <sub>2</sub> emissions 82-100 <b>A</b>	93
81-91 <b>B</b>		75-81 <b>B</b>	
69-80 <b>C</b>	71	62-74 <b>C</b>	75
55-68 <b>D</b>		48-61 <b>D</b>	
39-54 <b>E</b>		35-47 <b>E</b>	
29-38 <b>F</b>		22-34 <b>F</b>	
13-28 <b>G</b>		10-21 <b>G</b>	

Not energy efficient - higher running costs  
 EU Directive 2002/91/EC  
 England, Scotland & Wales

Not environmentally friendly - higher CO<sub>2</sub> emissions  
 EU Directive 2002/91/EC  
 England, Scotland & 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<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.