

Rent : £1,095.00 PCM

Crescent Green, Kendal, LA9 6DR



Description:

A traditional, Victorian terraced house offering period features and contemporary living. The property consists of a large entrance, living room with working stove, dining kitchen with adjoining pantry and utility room, sun porch, three great sized double bedrooms, linen room, four piece bathroom and cloak room. The property has the benefit of a walled and gated front garden and private south facing rear garden with a large shed and gate to rear access lane with off road parking for up to two vehicles. SLDC band D. EPC rated D. No pets. No smokers. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion. A Holding Deposit of £252, 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 £1,260, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit).

Directions:

Crescent Green is tucked away between Shap Road and Appleby Road, if entering off Shap Road the property is on your right and from Appleby Road on your 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		
A (93-100)			A (92-100)		
B (81-91)			B (87-91)	83	
C (69-80)			C (82-86)		79
D (55-68)	68		D (77-81)		62
E (39-54)			E (59-76)		
F (21-38)			F (27-58)		
G (1-20)			G (1-26)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC			England, Scotland & Wales EU Directive 2002/91/EC		
<small>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.</small>			<small>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.</small>		