

Rent : £850.00 PCM

Rock View, Kendal, Cumbria, LA9 4HP



Description:

This three bedroom traditional stone built terraced property is available to let unfurnished. The property offers lounge/dining room with multi fuel stove, kitchen, utility room, 3 bedrooms, and family bathroom. The accommodation is over three floors and benefits from gas central heating and double glazing. Enclosed garden to the front. On street parking is available nearby.

SLDC band C . 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 £196, 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 £980, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit).

Directions:

Enter the one way traffic system from the south of Kendal, turn 1st left onto Gillinggate, pass the Gillinggate centre on the left, then turn right onto a private road next to No 30a. Rock view is at the rear.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 89-100 A	84	Very environmentally friendly - lower CO ₂ emissions 82-100 A	85
81-88 B		69-81 B	
69-80 C		55-68 C	
55-68 D	65	46-54 D	65
39-54 E		31-45 E	
21-38 F		17-30 F	
1-20 G		1-16 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 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.

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.