

Rent : £780.00 PCM

Appleby Road, Kendal, Cumbria, LA9 6ES



## Description:

A charming three bedroom terraced house within a short walking distance from the town centre, train station and supermarkets. This property is complete with three bedrooms, spacious living accommodation and a private rear yard. On street parking only. SLDC band B. EPC rated E. Pets by prior consent. No smokers. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion. A Holding Deposit of £180, 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 £900, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit). Available mid December 2021.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>86</p>	<p>39</p>	<p>68</p>	<p>21</p>

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.  
 England, Scotland & Wales EU Directive 2002/91/EC  
 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.

## Directions:

Proceeding out of town northbound along Shap Road, take a right-hand turn at the junction onto Appleby Road. Continue straight ahead passing Drovers Drive on your right-hand side, and number 36 is situated just after on the right-hand side.