



# GILLINGGATE, KENDAL.

RENT PCM: £900

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## The Property

Gillinggate Cottage is nestled in the heart of Kendal, offering excellent access to both the Lake District and Yorkshire Dales National Parks and the Eden Valley. This delightful, part-furnished (optional), terraced cottage is set over three floors, offering individual personal space. The spacious master bedroom with en-suite shower room is on the top floor with exposed beams and Velux skylights. There is a further bedroom on the first floor with the family bathroom while the ground floor has an open plan kitchen/living/dining room. Parking permit for 1 car included; additional on street parking.

Westmorland & Furness Council Tax Band C. EPC rated C. No pets. No smokers. Applicants may be asked to provide a Guarantor.

A Holding Deposit of £207, 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 £1035, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit).

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>		85	Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b>		71
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>	78		(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>	60	
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> 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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

