

## Rent : £750.00 PCM

### Clifford Drive, Kendal, LA9 5JB



### Description:

A two bedroom, unfurnished semi detached house situated in a quiet and popular area of Kendal. The property comprises of a kitchen, living room, one double and one good sized single bedroom, off street parking and a garden to the front and rear. There is a large storage shed in the rear garden. Easy access to town, the M6, parks and schools.

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 £173, 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 £865, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit).

Available End May 2021

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
78	64	75	57

**Energy Efficiency Rating**  
 Any energy efficient - lower running costs  
 (95-100) A  
 (81-91) B  
 (69-80) C  
 (55-68) D  
 (39-54) E  
 (21-38) F  
 (1-20) G  
 Not energy efficient - higher running costs

**Environmental Impact (CO<sub>2</sub>) Rating**  
 Any environmentally friendly - lower CO<sub>2</sub> emissions  
 (82-100) A  
 (62-81) B  
 (45-61) C  
 (26-44) D  
 (9-25) E  
 (1-8) F  
 (0) G  
 Not environmentally friendly - higher CO<sub>2</sub> emissions

England & 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 & 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:

Travelling from Kendal on the A6, past Kendal College, take the 2nd turning on the right on to Collin Road. Take the first right on to Pembroke Court and then the 1st right onto Clifford Drive.