

Rent : £795.00 PCM

Ferney Green, Kendal, Cumbria, LA9 4SW



## Description:

A traditional stone built two bedroom terrace property, with additional attic room, is available to let unfurnished. The property offers lounge, dining room, kitchen, two bedrooms, bathroom with shower and spacious basement storage. There is a rear yard with storage space and off road parking in front of the property. 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 £183, 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 £915, 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		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (95-100)		A (10-100)	
B (81-94)		B (10-91)	
C (69-80)		C (10-81)	
D (55-68)	60	D (10-71)	
E (39-54)		E (10-54)	54
F (21-38)		F (10-38)	
G (1-20)		G (10-20)	
Not energy efficient - higher running costs		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.

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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:

Leaving Kendal on the Windermere Road, turn right at the sign for Kendal Green. At the junction bear right and Ferney Green is the first turning on the right before Caroline Street.