



Two Double Bedrooms

Popular Denton Holme Area

Rear Yard with Shed & Outhouses

Mid-Terraced House

Newly Refurbished

Council Tax Band 'A';



9 Constable Street
Carlisle, CA2 6AB

{£600 pcm}

Spacious two bedroom terraced house located close to Carlisle City Centre, close to St James' Park in Denton Holme. Denton Holme is a popular suburb of Carlisle with a full range of local amenities including convenience stores, food outlets and leisure facilities. A regular bus service is close-by. The property briefly comprises: Entrance, Hallway, front Living Room with gas fire, rear Living Room gas fire, fitted Kitchen with lots of storage space. Upstairs are two double bedrooms and a newly fitted bathroom. Outside there is a good sized, low maintenance, rear yard with wall surround, two outhouses, a shed with electricity and pedestrian access to rear service lane.

Entrance 3' 10" x 3' 6" (1.18m x 1.06m)

Entrance from front door with part-glazed door to Hallway.

Hallway 12' 9" x 3' 6" (3.88m x 1.06m)

with internal doors to Living Room and Rear Living Room. Stairs to 1st floor.

Front Living Room 13' 1" x 11' 3" (3.99m x 3.42m)

with gas fire on brick hearth with matching surround.

Rear Living Room 15' 2" x 12' 1" (4.62m x 3.68m)

with gas fire on brick hearth with matching surround. Built-in storage cupboard with boiler in. Walk-in understairs cupboard with wall shelves. Door to Kitchen.

Kitchen 14' 3" x 7' 10" (4.35m x 2.38m)

Good-sized kitchen with lots of wall and floor cupboard storage space. Plenty of worktop space as well with inset 1 1/2 bowl sink. Double oven. Gas hob with extractor overhead. Plumbing for washing machine. Space for Fridge Freezer. Laminate flooring. Door to rear yard.

Bedroom 1 15' 2" x 13' 2" (4.63m x 4.01m)

Double bedroom overlooking the front of the property with walk-in storage cupboard.

Bedroom 2 12' 1" x 8' 4" (3.68m x 2.53m)

Smaller double bedroom at the rear of the property

Bathroom

Newly fitted contemporary bathroom featuring bath with shower over. Glass shower screen. WC and sink on vanity unit. Towel radiator. Cushion flooring.

Outside

Low maintenance rear yard with wall surround. 2 outhouses and shed with electric supply. Pedestrian access to rear service lane.

Terms:

All lets are on an Assured Shorthold Tenancy for an initial term of 6 months unless otherwise stated & subject to eligibility. As part of the application process we will take references and carry out credit checks. To secure a property, one week's rent will be required as a holding deposit which will be held for 15 calendar days (unless otherwise expressly agreed). This amount will be attributed to the first month's rent following the completion of all tenancy documents. Successful applicants will be required to pay 1 month's rent in advance and also a deposit equal to 1 month's rent upon signing the Tenancy Agreement

We wish to inform you that these particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliance or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

Energy performance certificate (EPC)

9, Constable Street
CARLISLE
CA2 6AB

Energy rating

D

Valid until: 21 May 2030

Certificate number: 8606-1127-5022-0627-6503

Property type

Mid-terrace house

Total floor area

91 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60