

Rent : £575.00 PCM

Damson Cottage, 9 Duke Street, Holme, LA6 1PY



Description:

Stunning stone built cottage situated in the sought after village of Holme. Accommodation comprises of open plan living room/kitchen, utility area, double bedroom, small single bedroom and shower room. Garden and garage to the rear, separated from the house by a private parking area. One designated parking space available. Nearby amenities include village store, post office, primary school and village hall. Transport links include bus routes and the M6 motorway, accessed via junction 35 or 36. SLDC band B. 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 £132, 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 £663, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit). Available NOW.

Directions:

Travel along the A6070 from the Crooklands roundabout towards Burton-in-Kendal, Take the first right turn towards Holme (North Road). After 0.8 miles turn right onto Milnthorpe Road and left onto Duke Street.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Potential		Current	Potential	
<p>Not energy efficient - higher running costs</p> <p>100-150 kWh/m² A</p> <p>81-100 kWh/m² B</p> <p>61-80 kWh/m² C</p> <p>41-60 kWh/m² D</p> <p>21-40 kWh/m² E</p> <p>1-20 kWh/m² F</p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO₂ emissions</p> <p>100-150 g/kWh A</p> <p>81-100 g/kWh B</p> <p>61-80 g/kWh C</p> <p>41-60 g/kWh D</p> <p>21-40 g/kWh E</p> <p>1-20 g/kWh F</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		
56	100		52	100	
<p>England, Scotland & Wales EU Directive 2002/91/EC</p> <p>The energy efficiency rating is a measure of a home's energy efficiency. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.</p>			<p>England, Scotland & Wales EU Directive 2002/91/EC</p> <p>The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.</p>		