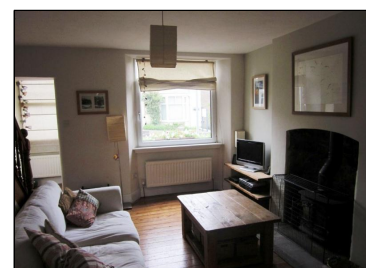


Rent : £695.00 PCM

28 Appleby Road, Kendal, LA9 6ES



Description:

This is an end of terraced 2 bedroom house with private garden and off road parking within easy walking distance to the town centre. Accommodation consists of lounge with wood burning stove, modern fitted kitchen/dining room, 1 double bedroom, 1 single bedroom and bathroom with shower. There is outside storage in a fully enclosed back garden. SLDC band B. EPC rated E. No pets. No smokers. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion. A Holding Deposit of £160, 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 £800, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit). Available July 2020.

| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|--|-----------|--|--|-----------|--|
| Current | Potential | | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| A (91-100) | | | A (100-100) | | |
| B (81-90) | | | B (91-100) | | |
| C (69-80) | | | C (76-90) | | |
| D (55-68) | | | D (59-75) | | |
| E (39-54) | | | E (29-54) | | |
| F (21-38) | | | F (11-28) | | |
| G (1-20) | | | G (1-10) | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | | England & Wales | | |
| EU Directive 2002/91/EC | | | 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 ₂) emissions. The higher the rating the less impact it has on the environment. | | |

Directions:

From Kendal town centre, follow the signs for the A6 turning right at the junction with The Duke of Cumberland public house. No 28 is on the right hand side, past the junction onto the Sandylands estate