



Three Bedroom Terraced House

Rear Yard with Wall Surround

Gas Central Heating

City Centre Location

Two Reception Rooms

Council Tax Band 'A'



22 Currock Street
Carlisle, CA2 5AG

Monthly Rental Of
£470

A well-presented 3 bedroom terraced house within short walking distance of Carlisle City Centre. Local amenities close by include convenience stores, food outlets, Aldi supermarket and Matalan. The property benefits from gas central heating and double glazing, briefly comprising: Entrance Hall, front Living Room, Rear Living Room with fire and walk-in storage cupboard. Fitted Kitchen, rear vestibule and contemporary bathroom. Upstairs are 3 bedrooms. Outside: rear yard with wall surround and pedestrian access to rear service lane.

Entrance Hallway 15' 5" x 3' 8" (4.71m x 1.11m)

Entrance from front door to hallway with tiled floor. Internal doors to front living room and rear living room. Stairs to first floor.

Living Room 12' 6" x 10' 7" (3.82m x 3.22m)

Front living room.

Living Room

Rear Living Room featuring electric fire with modern wood surround. Walk-in under-stairs cupboard with shelves. Built-in storage cupboard with boiler. Door to Kitchen.

Kitchen 11' 1" x 6' 9" (3.38m x 2.05m)

Modern fitted kitchen with a range of floor and wall units. Complimentary worktops with inset stainless steel sink. Plumbing for washing machine. Tiled floor.

Bathroom 6' 8" x 6' 2" (2.03m x 1.89m)

Contemporary bathroom with part tiled walls and tiled floor. Bath with shower over, toilet and wash basin.

Rear Vestibule 9' 9" x 3' 0" (2.97m x 0.92m)

Tiled floor, internal door to bathroom. External rear door to yard. Coat hooks.

First Floor Landing 9' 7" x 2' 11" (2.92m x 0.88m)

Doors to all bedrooms. Loft access.

Bedroom 1 14' 8" x 12' 9" (4.47m x 3.88m)

Double bedroom at the front of the property.

Bedroom 2 9' 4" x 7' 0" (2.85m x 2.14m)

Double bedroom. Built-in storage cupboards.

Bedroom 3 9' 4" x 7' 4" (2.85m x 2.23m) + 4' 8" x 2' 11" (1.43m x 0.90m)

Single bedroom overlooking the rear of the property.

Outside

Rear Yard with wall surround and 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

22, Currock Street, CARLISLE, CA2 5AG

Dwelling type: Mid-terrace house
Date of assessment: 02 October 2019
Date of certificate: 02 October 2019

Reference number: 9556-2882-6303-9201-6075
Type of assessment: RdSAP, existing dwelling
Total floor area: 91 m²

Use this document to:

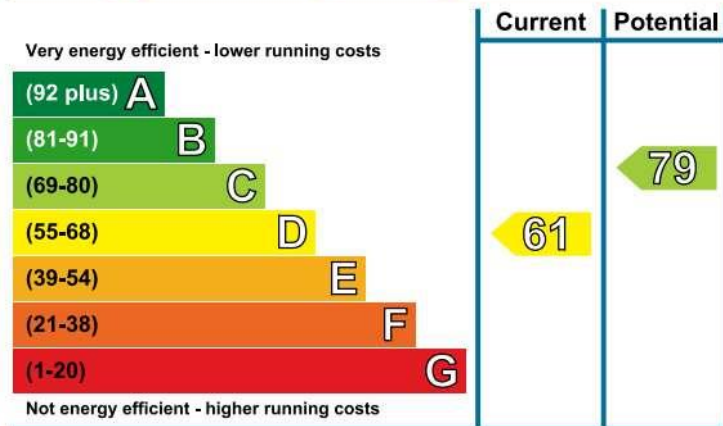
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,120
Over 3 years you could save	£ 669

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 282 over 3 years	£ 201 over 3 years	
Heating	£ 2,535 over 3 years	£ 2,040 over 3 years	
Hot Water	£ 303 over 3 years	£ 210 over 3 years	
Totals	£ 3,120	£ 2,451	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 315
2 Floor insulation (suspended floor)	£800 - £1,200	£ 84
3 Low energy lighting for all fixed outlets	£20	£ 69

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.