



£650 pcm

Kendal Street, CA2

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

Spacious Rooms

Centrally located

Local amenities nearby

The Letting Centre (Carlisle) Limited
55 / 57 Warwick Road, Carlisle, Cumbria, CA1 1EE.
hello@lettingcentrecarlisle.co.uk | 01228 819333
Website: www.lettingcentrecarlisle.co.uk



Welcome to this delightful two-bedroom terraced house located on Kendal Street in the heart of Carlisle. This property boasts two spacious reception rooms, perfect for entertaining or relaxing with family. The modern kitchen is well-equipped, leading out to a private rear yard, ideal for outdoor dining or gardening enthusiasts.

Upstairs, you'll find two generously sized bedrooms, offering ample space for a small family or professionals. The house is conveniently situated close to local amenities, schools, and public transport links, making it an excellent choice for those seeking a comfortable and well-connected home.

Area:

- **Residential Area:** Charming street with a mix of traditional terraced houses.
- **Community:** Friendly and welcoming neighborhood.
- **Amenities:** Close to shops, cafes, and schools.
- **Transport Links:** Well-connected by public transport, including regular bus services and nearby Carlisle train station.
- **Green Spaces:** Proximity to parks and green areas for outdoor activities.
- **Convenience:** Ideal for families and professionals due to its central location and accessibility.

Overall, Kendal Street offers a blend of comfort, convenience, and community spirit, making it a desirable place to live in Carlisle.

Front reception room 3.15m x 3.33m (10' 4" x 10' 11")

Second reception room 3.53m x 3.42m (11' 7" x 11' 3")

Kitchen 3.82m x 2.10m (12' 6" x 6' 11")

Bathroom 1.95m x 1.68m (6' 5" x 5' 6")


Bedroom 1 3.66m x 3.39m (12' x 11' 1")

Bedroom 2 3.34m x 3.12m (10' 11" x 10' 3")







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Address: 50 Kendal Street, CA2



Energy performance certificate (EPC)

50, Kendal Street
CARLISLE
CA2 5UF

Energy rating

D

Valid until: **23 October 2028**

Certificate number: **8298-6620-5789-5284-0922**

Property type **Mid-terrace house**

Total floor area **73 square metres**

Rules on letting this property

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

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 rating and score

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

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

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Very good
Roof	Pitched, 100 mm loft insulation	Average
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 86% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 303 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£911 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £288 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2018** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 11,667 kWh per year for heating
 - 1,740 kWh per year for hot water
-

Impact on the environment

This property's environmental impact rating is D. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces 6 tonnes of CO2

This property produces 3.9 tonnes of CO2

This property's potential production 1.6 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£211
2. Floor insulation (solid floor)	£4,000 - £6,000	£49
3. Solar water heating	£4,000 - £6,000	£28
4. Solar photovoltaic panels	£5,000 - £8,000	£278

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Kenneth Edwards
Telephone	016977 41671
Email	cumbrianepc@hotmail.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019789
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	24 October 2018
Date of certificate	24 October 2018
Type of assessment	RdSAP
