



Modern Semi-Detached House

3 Bedrooms

Desirable Location

Front & Rear Garden

Bathroom & Cloakroom

Energy Performance Rating 'B'



29 Haydock Drive
Carlisle, CA2 4QY

Monthly Rental Of
£735

Modern three bed semi-detached house to the south of Carlisle which is a recently built Story Homes property. Situated near Carlisle Racecourse on the edge of the countryside with easy access to junction 42 of the M6 motorway and Carlisle City Centre. Regular bus route nearby. The house is on a quiet residential development which is popular with families. The property has a quality feel with contemporary decor and briefly comprises: Entrance Hall with Cloakroom and stairs to first floor. Living Room with patio doors to rear garden and walk-in storage cupboard. Modern Dining / Kitchen with built-in fridge freezer and space for table and chairs. First floor has two double bedrooms and a good size single bedroom. The main bedroom has a contemporary ensuite shower room and there is also a family Bathroom. Loft access from the landing. Outside: front garden with small lawn and path to front door. The rear garden has fence surround with pedestrian access, patio, lawn and shed. Parking for 2 vehicles to the rear of the property.

Hall 14' 2" x 3' 10" (4.32m x 1.17m)

Entrance from door to hall which has stairs to 1st Floor and doors to Cloakroom, Living Room and Kitchen.

Cloakroom 5' 6" x 3' 0" (1.68m x 0.92m)

Featuring pedestal mounted handbasin and toilet. Part tiled walls and cushion flooring.

Living Room 15' 7" x 11' 11" (4.76m x 3.62m)

with patio doors to rear garden and walk-in under stairs storage cupboard.

Kitchen 16' 4" x 8' 5" (4.98m x 2.57m)

Quality modern fitted kitchen with a range of floor and wall units. Complimentary worktops with inset 1 1/2 bowl stainless steel sink. Oven and gas hob with stainless steel extractor overhead. Built-in fridge freezer. Recessed ceiling spotlights. Cushion flooring. Space for table and chairs..

Landing 11' 3" x 3' 2" (3.42m x 0.97m)

Door to all bedrooms, bathroom and airing cupboard. Loft access-(part boarded loft).

Bedroom 1 11' 10" x 8' 6" (3.61m x 2.58m)

Double bedroom overlooking the rear garden. Built-in wardrobes and en-suite shower room.

En-suite 8' 5" x 3' 11" (2.57m x 1.19m)

Contemporary en-suite comprising glass/tile shower cubicle, pedestal washbasin and toilet. Cushion flooring.

Bedroom 2 9' 8" x 8' 5" (2.95m x 2.57m)

Double bedroom overlooking the front of the property.

Bedroom 3 10' 3" x 6' 9" (3.12m x 2.07m)

Single bedroom overlooking the rear garden.

Bathroom 6' 10" x 3' 7" (2.08m x 1.08m)

Modern bathroom featuring bath with shower mixer, pedestal washbasin and toilet. Cushion flooring.

Outside

Front Garden with small lawn and path to front door. Rear Garden with lawn, patio and shed with fence surround. Pedestrian access to rear with parking for 2 cars.

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.

29, Haydock Drive, CARLISLE, CA2 4QY

Dwelling type: Semi-detached house
Date of assessment: 31 October 2018
Date of certificate: 31 October 2018

Reference number: 9662-3819-7205-9178-1575
Type of assessment: SAP, new dwelling
Total floor area: 77 m²

Use this document to:

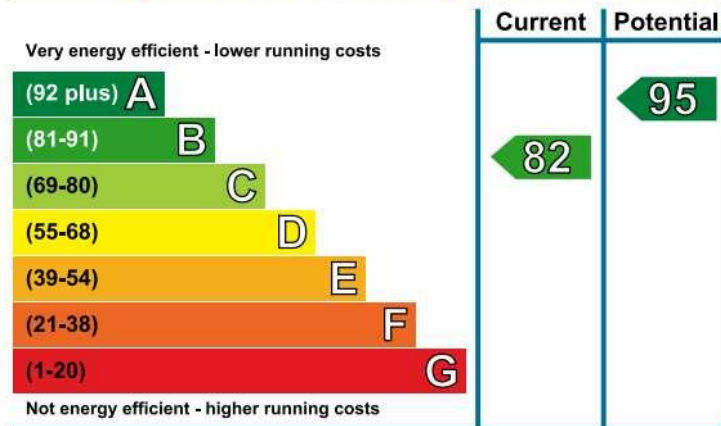
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,125
Over 3 years you could save	£ 87

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 171 over 3 years	£ 171 over 3 years	
Heating	£ 720 over 3 years	£ 720 over 3 years	
Hot Water	£ 234 over 3 years	£ 147 over 3 years	
Totals	£ 1,125	£ 1,038	

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.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 87
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 834