



Mid-Terraced House

Two Double Bedrooms

Good Sized Rear Garden

Pets Considered

Local Amenities Close By

Council Tax Band 'A'



16 Millholme Avenue
Carlisle, CA2 4DP

Monthly Rental Of
£550

A mid-terraced property with two double bedrooms and back garden in a popular residential area to the south of Carlisle City Centre. Local amenities close by include newsagents, office licence and bakers. A bus service to the city centre is within walking distance. The accommodation briefly comprises: Living Room with feature fireplace. Inner Hallway, fitted Kitchen and Bathroom. To the first floor are two double bedrooms. Gas central heating and uPVC double glazing throughout. Outside there is a rear garden with decked patio and lawn. On-street parking. Pets considered.

Living Room 12' 2" x 10' 7" (3.71m x 3.22m)

Feature fireplace. Internal door to inner hallway. External front door.

Inner Hallway

Understairs storage cupboard. Internal doors to Living Room, Bathroom and Kitchen.

Kitchen 13' 6" x 7' 1" (4.12m x 2.15m)

with a range of floor and wall units with complimentary worktops. Integrated oven and hob with extractor overhead. Plumbing for washing machine. Space for tumble drier. Space for fridge/freezer. Tiled floor. External door to rear garden.

Bathroom 9' 9" x 4' 5" (2.98m x 1.35m)

featuring bath with shower over, wash basin on vanity unit and WC. Inset ceiling lights. Cushioned flooring.

Bedroom 1 12' 2" x 12' 1" (3.72m x 3.69m)

Double bedroom overlooking the front of the property. Built-in storage cupboard with loft access.

Bedroom 2 12' 2" x 8' 11" (3.70m x 2.71m)

Double bedroom overlooking the rear of the property.

Rear Garden

enclosed with fence / surround. Decked raised patio. Lawn. Outside tap.

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 (EPC)

16 MILLHOLME AVENUE
CARLISLE
CA2 4DP

Energy rating

D

Valid until

12 February 2031

Certificate number

2339-3722-5000-0732-3296

Property type

Mid-terrace house

Total floor area

62 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

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