



Terraced House

3 Bedrooms, 2 Reception Rooms

Rear Yard with Artificial Grass

Close to Schools

Regular Bus Route Nearby

Council Tax Band 'A'



26 Jackson Street
Carlisle, CA1 2BD

Monthly Rental Of
£625

A deceptively spacious 3 bedroom terraced house near to Carlisle City Centre. Situated just off Greystone Road, there is easy road access to Warwick Road for the A69/M6 and London Road for M6. There is a regular bus service on Greystone Road and there are a number of local amenities within short walking distance. The well-presented accommodation briefly comprises: Entrance Hallway, Front Living Room, Rear Living Room with log burning stove, Modern Fitted Kitchen and Utility Room. To the first floor are a double bedroom, a single bedroom and bathroom with roll-top bath and shower. There 2nd floor has a large bedroom with velux windows. Gas central heating and double glazing. 1 small pet may be considered.

Entrance 3' 8" x 3' 7" (1.11m x 1.08m)

Entrance with tiled feature floor, part glazed door to Hallway

Hallway 11' 7" x 3' 6" (3.54m x 1.07m)

with wood floor and internal doors to Front and Rear Living Rooms. Stairs to first floor.

Front Living Room 12' 9" x 12' 0" (3.88m x 3.65m)

with wood flooring and feature ornamental fireplace with fire grate.

Rear Living Room 16' 11" x 11' 4" (5.16m x 3.46m)

with feature wood burning stove on sandstone hearth and surround. Wood flooring. Understairs cupboard. Built-in storage cupboard.

Kitchen 11' 2" x 8' 11" (3.40m x 2.71m)

Modern fitted kitchen with a range of floor and wall units. Complimentary worktops with inset 1 1/2 bowl ceramic sink. Built-in dishwasher. Integrated oven, gas hob and stainless steel extractor. Tiled floor. Doorway to Utility. External door to rear yard.

Utility room 6' 0" x 5' 1" (1.82m x 1.56m)

with fitted cupboards and worktop. Tiled floor. Plumbing for washing machine and space for tumble dryer.

First Floor Landing 3' 4" x 2' 8" (1.02m x 0.81m) & 9' 8" x 2' 9" (2.95m x 0.85m)

with internal doors to Bedroom 1, Bedroom 2 and Bathroom. Stairs to second floor.

Bedroom 1 16' 6" x 12' 0" (5.03m x 3.67m)

Large double bedroom with feature exposed wooden floorboards. Built-in wardrobe. Overlooking the front of the property.

Bedroom 2 14' 3" x 10' 11" (4.34m x 3.33m)

Single bedroom overlooking the rear of the property. Feature exposed wooden floor boards.

Bathroom 9' 8" x 8' 5" (2.95m x 2.57m)

with exposed wooden feature floorboards and featuring a freestanding roll top bath. Shower enclosure. Sink and WC. Part tiled walls.

Bedroom 3 14' 3" x 10' 11" (4.34m x 3.33m) + 6' 7" x 5' 9" (2.00m x 1.76m)

Spacious Double bedroom on the second floor with exposed feature wood floor boards. Exposed wooden beams and velux windows.

Outside

Front forecourt garden. Low maintenance rear yard with artificial grass and gravel features. Wall surround. Pedestrian access to rear. Shed.

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)

26, Jackson Street
CARLISLE
CA1 2BD

Energy rating

D

Valid until: **11 June 2022**

Certificate number: **0699-2892-6062-9292-2155**

Property type

Mid-terrace house

Total floor area

145 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.](#)

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		