



Ideal For Cumberland Infirmary

Two Double Bedrooms

Supplied Furnished

Terraced House

Regular Bus Service Nearby

Local Amenities Within Walking Distance



18 Clift Street
Carlisle, CA2 7PQ

Monthly Rental Of
£500 Furnished

Close to the Cumberland Infirmary! A two bedroomed terraced house situated west of the City Centre, with the Cumberland Infirmary less than 5 minutes walk away. Nearby are local shops, schools, post office and leisure activities. Carlisle City Centre is within walking distance however, there is a regular bus route on Newtown Road and easy road access to West Cumbria. The house benefits from gas central heating and double glazing. Supplied furnished, the accommodation briefly comprises: Living Room with electric fire. large Dining/Kitchen with oven and hob. Understairs cupboard. Bathroom with three-piece suite comprising pedestal wash hand basin, bath with shower over and W.C. Two Double Bedrooms both with built-in storage. Outside: front forecourt garden. On street parking. Rear yard with pedestrian access.

Living Room 12' 3" x 11' 10" (3.73m x 3.60m)
featuring electric fire on stone hearth with wood surround.
External front door. Internal doors to Kitchen and Stairs.

Kitchen/Diner 15' 10" x 10' 8" (4.83m x 3.25m)
Open plan dining area and fitted kitchen with a range of floor and units. Plentiful worktop space. Electric oven and hob. Plumbing for washing machine. Cushion floor to kitchen. Carpet to dining area. Internal doors to Living Room and Rear Vestibule. Under stairs storage cupboard.

Rear Vestibule 6' 5" x 3' 3" (1.95m x 0.99m)
with internal doors to Kitchen and Bathroom. External door to rear yard. Storage space.

Bathroom 9' 0" x 5' 10" (2.74m x 1.77m)
featuring bath with shower over. Sink and WC. Fully tiled walls and cushion flooring.

Bedroom 1 11' 10" x 11' 0" (3.60m x 3.36m)
Double bedroom with built-in wardrobe and storage cupboards.

Bedroom 2 11' 1" x 8' 6" (3.38m x 2.58m)
Double bedroom overlooking the rear of the property.

Outside
Front forecourt garden with low maintenance gravel feature.
Rear walled yard with 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 (EPC)

18, Clift Street
CARLISLE
CA2 7PQ

Energy rating

E

Valid until:

30 November 2025

Certificate number: 8145-7929-4649-0000-9972

Property type

Mid-terrace house

Total floor area

72 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 efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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