



One Bedroom Flat

First Floor Location

Denton Holme High Street

Shops Nearby

On Main Bus Route

Council Tax Band 'A'



56A Denton Street
Carlisle, CA2 5EH

Monthly Rental Of
£400

A first floor 1 bedroom flat located on Denton Holme high street. There are a full range of local amenities close by including shops, building society, post office, convenience stores, leisure facilities and church. Carlisle city centre is within a short walk and regular bus route operates in the vicinity. The property briefly comprises: Entrance from secure shared yard, first floor landing with storage, Living Room with ornamental fire grate and stone surround, open plan kitchen with a range of units. Double bedroom with built-in airing cupboard, Bathroom featuring bath with shower overhead. Outside is a shared yard with wall surround which has pedestrian access via a secure gated service lane. Resident's parking scheme.

Entrance

with stairs leading to first floor landing. Coat hooks.

Landing 6' 4" x 2' 3" (1.92m x 0.68m) + 5' 5" x 2' 9" (1.65m x 0.85m)

with door to Living Room. Useful storage space with tumble dryer. Wall shelves.

Living Room 12' 10" x 8' 7" (3.90m x 2.61m)

Open plan living space to Kitchen. Featuring ornamental fire grate with stone surround. Intercom to front gate. Internal doors to Landing, Bedroom and Bathroom.

Kitchen 10' 2" x 6' 4" (3.11m x 1.92m)

open plan with Living Room. Featuring a range of floor and wall units. Complimentary worktops. Electric cooker, extractor, fridge and washing machine. Cushion flooring.

Bedroom 1 14' 3" x 8' 11" (4.35m x 2.72m)

Double bedroom overlooking the rear of the property featuring ornamental fire grate with stone surround. Built-in airing cupboard with boiler.

Bathroom 6' 5" x 5' 5" (1.96m x 1.66m)

comprising sink, toilet and bath with electric shower over. Part tiled walls.

Outside

Communal rear yard. Residents street parking scheme.

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)

56a, Denton Street
CARLISLE
CA2 5EH

Energy rating

C

This certificate
expired on:

23 September 2019

Certificate number: 2498-6035-6251-6771-8014

Property type

Top-floor flat

Total floor area

38 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 C. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	79 c
55-68	D		
39-54	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