



4 Bedroom Period House

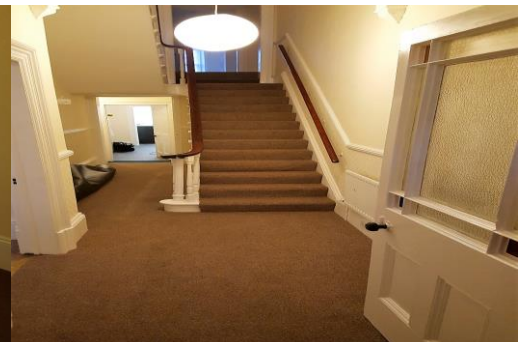
Generously Sized Rooms

Rear Yard & Cellar

2 Reception Rooms

City Centre location

Residents Parking



44 Aglionby Street
Carlisle, CA1 1JP

Monthly Rental Of
£750

A substantial 4 bed townhouse with an attractive bay elevation with a convenient location just a short walk from the city centre. Recently decorated with new carpets throughout complimenting period feature fireplaces and ceiling details. Two reception rooms. Breakfast room, kitchen. Bathroom, shower room, toilet. Cellar. Rear yard with paved area and gravel beds. Residents parking. Gas central heating & double glazing.

Entrance Vestibule 4' 10" x 4' 8" (1.47m x 1.42m)
with part glazed door to hallway

Hallway 22' 3" x 6' 8" (6.78m x 2.02m)
Doors to downstairs rooms, stairs to upstairs.

Living Room 16' 7" x 13' 7" (5.05m x 4.13m)
Bay window and feature fireplace.

Dining Room 14' 4" x 11' 9" (4.36m x 3.59m)
Feature fireplace.

Breakfast Room 12' 9" x 9' 1" (3.89m x 2.78m)

Kitchen 9' 11" x 6' 10" (3.03m x 2.09m)
Floor and wall units with complimentary worktops. Electric hob and oven, dishwasher, washing machine, tumble dryer and fridge.

Bedroom 1 15' 8" x 14' 3" (4.78m x 4.34m)
Feature fireplace and built in wardrobe.

Bedroom 2 15' 8" x 13' 9" (4.78m x 4.18m)
Feature Fireplace.

Bedroom 3 9' 7" x 8' 6" (2.92m x 2.58m)

Bedroom 4 10' 5" x 7' 2" (3.18m x 2.18m)

Shower Room 6' 0" x 3' 3" (1.82m x 1.0m)
Shower cubicle with electric shower.

Toilet 6' 0" x 3' 11" (1.82m x 1.2m)

Cellar

Rear Yard
with paving stones and gravel features. Washing Line. Door way with passageway to Aglionby Street for storage & rubbish disposal.

Bathroom 9' 2" x 6' 0" (2.80m x 1.82m)
Bathroom suite featuring toilet, sink, toilet and bath. Shower cubicle.

Rear Vestibule 8' 11" x 5' 11" (2.73m x 1.8m)
With door to rear yard.

Terms:

All lets are on an Assured Shorthold Tenancy that must be for an initial term of 6 months. We take up Bank, Employers and Character References and also carry out credit checks. An Administration Fee of £100 (non-refundable) must accompany any application for tenancy. Successful applicants will be required to pay 1 month's rent in advance and also a deposit equal 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.

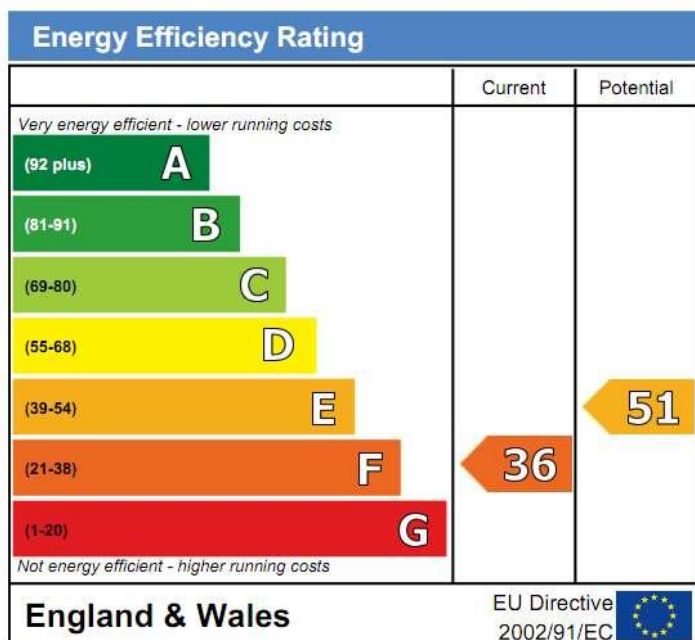
Energy Performance Certificate



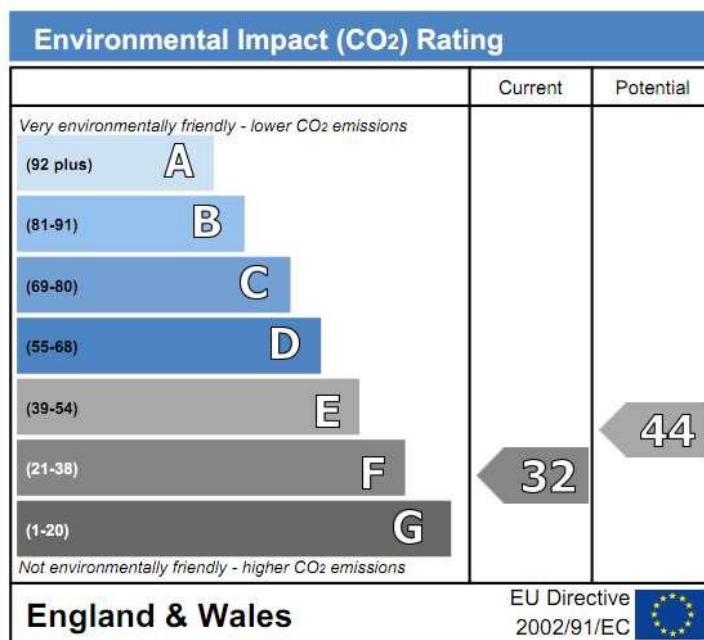
44, Aglionby Street,
CARLISLE,
CA1 1JP

Dwelling type: Mid-terrace house
Date of assessment: 01 September 2010
Date of certificate: 01 September 2010
Reference number: 0798-4096-6211-6290-6934
Type of assessment: RdSAP, existing dwelling
Total floor area: 151 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	458 kWh/m ² per year	342 kWh/m ² per year
Carbon dioxide emissions	12 tonnes per year	8.6 tonnes per year
Lighting	£153 per year	£80 per year
Heating	£1,703 per year	£1,332 per year
Hot water	£207 per year	£148 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.