







## RUTHELLA STREET

Ruthella Street is a mid terrace home benefiting from double glazing and gas centrally heating. The accommodation briefly comprises, a lounge, fitted kitchen, hallway and bathroom with shower to the ground floor. To the first floor there are two bedrooms. To the rear of the property there is an enclosed rear yard. The property has just been refurbished to include new carpets and is available immediately.

## LOCATION

The property is conveniently located with access to many shops and local amenities.

## IMPORTANT INFORMATION

Postcode: CA2 7PB.

Style of property: Mid terrace house.

Council Tax Band: A - Cumberland Council.

EPC Rating: D.

Heating: Gas central heating.

Parking: First come first served permit parking on road.

Appliances included: Integrated oven and hob.

Pets: One small pet may be considered at an extra £25pcm.

Term: The landlord is looking for long term tenants.

Available from: September 2025.

What3words: ///chose.loses.float



WANT TO VIEW? THINGS YOU NEED TO KNOW BEFORE HAND....





IF YOU THINK THIS PROPERTY IS FOR YOU, CLICK ON THE LINK TO EMAIL AND FILL OUT THE QUESTIONNAIRE, WE WILL BE IN TOUCH AS SOON AS POSSIBLE TO ARRANGE A VIEWING APPOINTMENT.

**Affordability:** It is important, that before you enquire about the property, you check whether it is affordable for you. As per our referencing companies requirements you will need a combined income of £19,500.

**Holding Deposit:** You will need to pay a holding deposit that is equivalent to 1 weeks rent (£150.00) and provide some personal and financial information (3 months bank statements) in order for us to commence with the referencing process. Your holding deposit will be deducted from your first months rent or refunded to you after 15 calendar days, whichever you are agreeable to. Please note that failure to disclose adverse credit may result in the loss of your holding deposit.

**Deposit:** The bond for this property is £750.00 This will be refunded at the end of the tenancy subject to terms and conditions.



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