



3 Bedroom Mid-Terraced House

2 Reception Rooms

Rear Yard

3 Double Bedrooms

Close To Local Amenities

Double Glazing / Central Heating



31 Mayson Street
Carlisle, CA2 4DU

Monthly Rental Of
£495

A mid terraced family home benefiting from accommodation over three floors with new carpets fitted. The property briefly comprising hall, living room, sitting dining room, kitchen, rear hall and bathroom, landing, 3 double bedrooms. Central heating and double glazing. Rear yard with planter and storage shed. Pedestrian access to the rear lane. Front raised garden. There are steps up to the front door. Located to the south-west of the city centre with local amenities close by including convenience stores, Co-op, Carlisle racecourse, and gym. Bus route near by.

Entrance Vestibule 3' 7" x 3' 1" (1.09m x 0.95m)

Tiled feature floor. Door to hallway.

Hall

Door to both Living Rooms and stairs to first floor.

Dining Room 11' 1" x 9' 11" (3.38m x 3.01m)

with gas fire.

Living Room 13' 5" x 12' 2" (4.08m x 3.72m)

Gas Fire. Understairs cupboard. Door to Kitchen.

Kitchen 5' 10" x 10' 3" (1.78m x 3.13m)

Fitted kitchen with a range of base and wall units. Complimentary worktops with tiled splashbacks. Fitted oven and hob with extractor overhead. Fridge and freezer. Plumbing for washing machine. Cupboard housing boiler. Cushion floor. Door to rear hall.

Rear Hall 6' 6" x 2' 10" (1.97m x 0.87m)

Door to bathroom. Door to rear yard.

Bathroom

3-piece suite comprising wash basin, WC and bath with shower over. Towel radiator. Extractor fan. Cushion flooring.

Bedroom 1 13' 6" x 11' 3" (4.12m x 3.42m)

Double bedroom with built in storage cupboard.

Bedroom 2 12' 2" x 9' 7" (3.70m x 2.91m)

Double Bedroom with built in storage cupboards.

Bedroom 3 13' 9" x 12' 2" (4.19m x 3.72m)

Double bedroom in attic conversion with 2 velux windows.

Outside

Front forecourt garden. Rear yard with plant beds. Storage shed that has power points. Pedestrian access to rear lane.

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 £120 (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

31, Mayson Street, CARLISLE, CA2 4DU

Dwelling type: Mid-terrace house
Date of assessment: 13 September 2016
Date of certificate: 13 September 2016

Reference number: 9078-9000-7231-4576-2994
Type of assessment: RdSAP, existing dwelling
Total floor area: 97 m²

Use this document to:

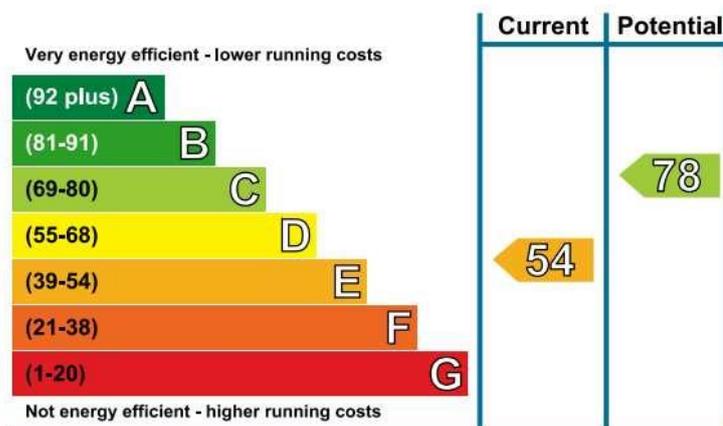
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,897
Over 3 years you could save	£ 1,260

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 270 over 3 years	£ 186 over 3 years	
Heating	£ 3,294 over 3 years	£ 2,223 over 3 years	
Hot Water	£ 333 over 3 years	£ 228 over 3 years	
Totals	£ 3,897	£ 2,637	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Room-in-roof insulation	£1,500 - £2,700	£ 699	
2 Internal or external wall insulation	£4,000 - £14,000	£ 384	
3 Low energy lighting for all fixed outlets	£30	£ 72	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.