

Newly Refurbished Terraced House

2 Bedrooms

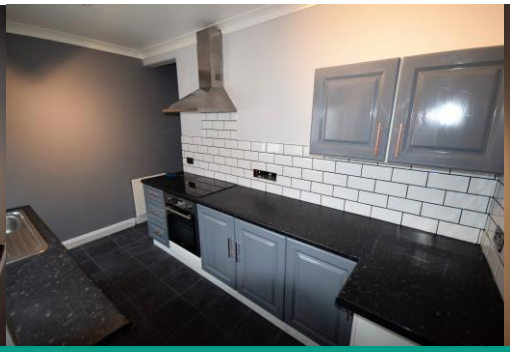
Modern Fitted Kitchen

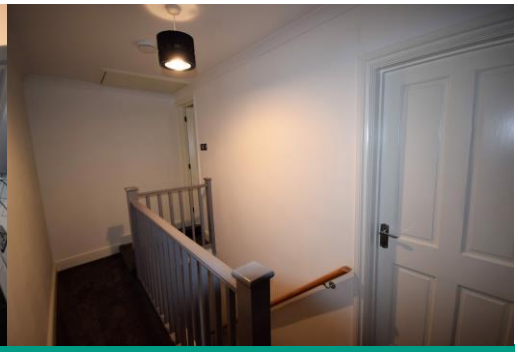
Local Amenities Close By

Walking Distance To Schools

Council Tax Band 'A'







4 Melrose Terrace

Carlisle, CA1 2DP

Monthly Rental Of £500

New to the rental market, this fully refurbished 2 bed mid-terraced property has a contemporary feel. Located just off Greystone Road which has a regular bus route, the property within walking distance of local amenities including: schools, convenience stores, food outlets, and Asda supermarket. The property benefits from double glazing and gas central heating and briefly comprises: Entrance, Living room, modern fitted Kitchen with oven and hob, and small utility space. First floor: Double bedroom and Single Bedroom. Bathroom with shower enclosure. Outside: rear yard with pedestrian access to service lane. No Pets.

Entrance *3' 9" x 3' 5" (1.14m x 1.03m)*
Entrance with part glazed door to Living Room.

Living Room *13' 0" x 12' 9" (3.96m x 3.89m)*
Built-in cupboard with meters and providing useful stand for TV. Feature oak effect wall shelf. Doors to Kitchen and Stairs.

Kitchen *12' 10" x 7' 3" (3.92m x 2.21m)*
Modern fitted Kitchen with a range of floor and wall units and complimentary worktops. Tiled splashbacks. Built-in ceramic hob and oven with extractor overhead. Plumbing for washing machine. Walk-in storage cupboard. Tiled flooring. Open doorway to small utility area. External door to rear yard.

Utility room *4' 6" x 3' 0" (1.38m x 0.92m)*
Small utility space with wall cupboard, tiled floor and boiler.

First Floor Landing *13' 0" x 5' 3" (3.95m x 1.61m)*
with doors to both bedrooms and bathroom. Loft access.

Bedroom 1 *13' 1" x 10' 2" (3.99m x 3.09m)*
Spacious Double Bedroom with small wall shelf feature.

Bedroom 2 *7' 8" x 7' 3" (2.34m x 2.21m)*
Single bedroom overlooking the rear of the property.

Bathroom *7' 1" x 4' 11" (2.16m x 1.50m)*
First floor bathroom featuring corner shower enclosure, sink on vanity unit, WC, Bathroom cabinet with mirrored front. Towel Radiator. Cushion flooring.

Outside
Rear 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)

4, Melrose Terrace
CARLISLE
CA1 2DP

Energy rating

C

Valid until 11 December 2024

Certificate number

9328-9962-7282-3404-9964

Property type

Mid-terrace house

Total floor area

61 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).

Energy efficiency rating for this property

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

See how to improve this property's energy performance.