



Three Bedroom House

Additional Converted Attic Space

Convenient Road Links

Large Corner Plot

Good Sized Rear Yard

Council Tax Band 'A'



127 Greystone Road
Carlisle, CA1 2DD

Monthly Rental Of
£550

A deceptively spacious 3 bedroom corner terraced house in good decorative order throughout. Located on the corner of Greystone Road and Tullie Street there are local amenities close by and easy access to both Asda and Tesco supermarkets. There is a regular bus service on Greystone Road. The property benefits from double glazing and gas central heating and briefly comprises: Living Room with laminate flooring and modern electric fire. Modern fitted kitchen with Neff appliances and breakfast bar, Utility Room with sink and storage units, Cloakroom with toilet. On the first floor there are 2 double bedrooms and a contemporary bathroom. An attic conversion has created a double bedroom on the second floor and a separate storage area accessed via spiral staircase. Outside: low maintenance rear yard with wall surround and pedestrian access and outhouse. Some furniture may be available. Residents parking scheme.

Living Room 20' 6" x 11' 10" (6.25m x 3.6m)

Featuring modern electric fire and laminate flooring.

Kitchen 15' 0" x 10' 11" (4.57m x 3.33m)

Modern fitted Kitchen with a range of floor and wall units. Complimentary worktops with inset stainless steel sink. NEFF integrated appliances including gas, oven, hob and extractor overhead. Breakfast bar. Tiled floor.

Utility Room 7' 0" x 6' 9" (2.13m x 2.06m)

with cupboards and worktops. Stainless steel sink. Boiler. Tiled floor. Door to Cloakroom. External door to rear yard.

Cloakroom

Featuring toilet and hand basin. Tiled flooring.

Bedroom 1 12' 8" x 11' 5" (3.86m x 3.48m)

Double bedroom with built-in wardrobe.

Bedroom 2 12' 7" x 7' 8" (3.84m x 2.34m)

Double bedroom with built in wardrobe.

Bedroom 3 11' 11" x 11' 4" (3.63m x 3.45m)

Double bedroom with sloped ceiling.

Bathroom 10' 1" x 6' 2" (3.07m x 1.88m)

Three piece suite, Jacuzzi bath with shower above, toilet, pedestal wash basin. Part tiled walls. Tiled floor. Bathroom cabinet.

Attic Room 15' 8" x 6' 11" (4.78m x 2.1m)

Handy room in a converted attic space. Sloped ceiling, feature exposed beams and Velux windows. Accessed by a spiral staircase.

Outside

Low maintenance and private rear garden and an outhouse. Pedestrian access to Tullie St. Residents 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.

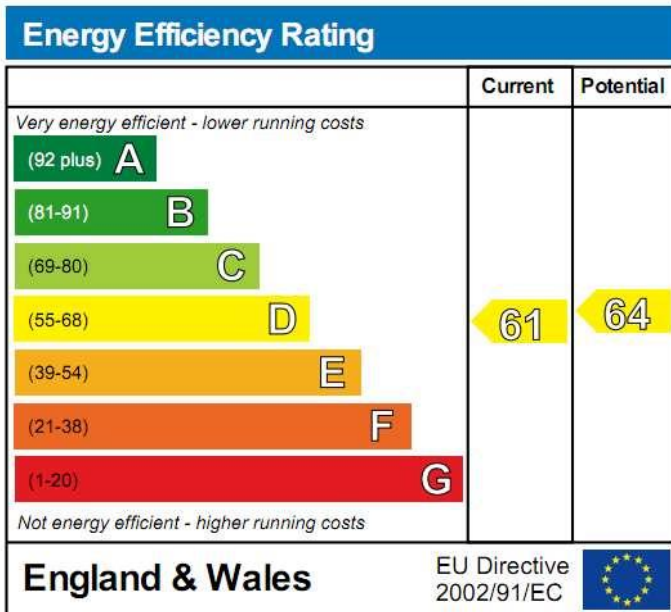
Energy Performance Certificate



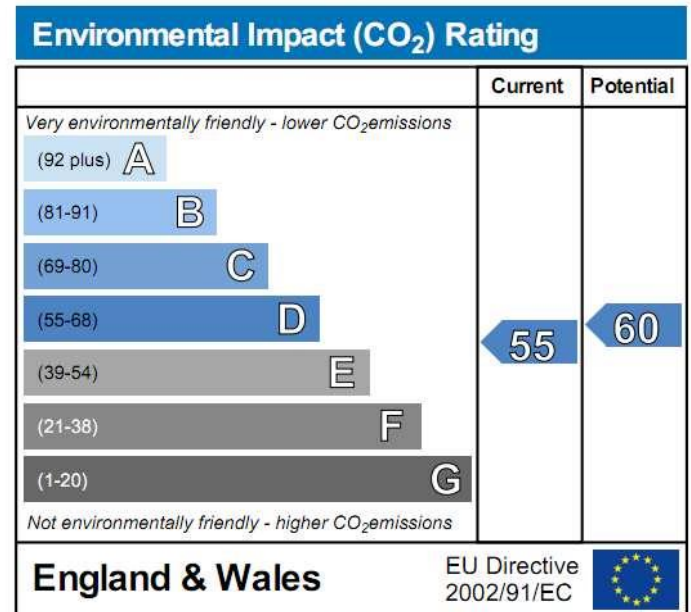
127, Greystone Road
CARLISLE
CA1 2DD

Dwelling type: End-terrace house
Date of assessment: 02 September 2011
Date of certificate: 02 September 2011
Reference number: 8419-6421-6690-1422-9906
Type of assessment: RdSAP, existing dwelling
Total floor area: 122 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 a 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	236 kWh/m ² per year	211 kWh/m ² per year
Carbon dioxide emissions	5.5 tonnes per year	5.0 tonnes per year
Lighting	£79 per year	£58 per year
Heating	£911 per year	£824 per year
Hot water	£106 per year	£106 per year

You could save up to £108 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.



Remember to look for the Energy Saving Trust 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.