



Newly Refurbished

3 Bedrooms, 2 Reception Rooms

Council Tax Band 'B'

Mid Terraced House

Close To City Centre

Rear Yard with Vehicle Access



33 Myddleton Street
Carlisle, CA1 2AA

Monthly Rental Of
£580

A newly refurbished 3 bedroom, 2 reception room mid terrace house. Located off Warwick Road the property is within walking distance to Carlisle City Centre and has good transport links. Local amenities close by include bowling club to the rear of property, convenience stores, university campus, and leisure facilities. The property briefly comprises: Entrance Hallway, Front Living Room with feature ornamental fireplace, Rear Living / Dining Room, modern fitted Kitchen. Upstairs: 3 double bedrooms and modern family bathroom. Outside: front forecourt garden. Large rear yard with vehicle access and shed.

Entrance Hallway 14' 10" x 3' 2" (4.51m x 0.97m) + 12' 11" x 4' 5" (3.94m x 1.34m)

Spacious hallway with doors to both reception rooms and open doorway to Kitchen. Walk-in understairs cupboard with shelves. Stairs to first floor.

Front forecourt garden with gravel feature. Rear walled yard: predominantly with vehicle access from rear service lane. Raised floor bed and gravel patio. Shed.

Living Room 10' 10" x 8' 10" (3.30m x 2.69m)

Featuring ornamental sandstone brick fire place with sandstone hearth.

Living Room / Dining Room 14' 10" x 12' 4" (4.53m x 3.76m)

Featuring painted brick TV / Storage shelf.

Kitchen 10' 10" x 8' 10" (3.30m x 2.69m)

Modern fitted kitchen with a range of floor and wall units. Complimentary worktops. Built-in oven and gas hob with stainless steel splash back and extractor overhead. Plumbing for washing machine. Extractor fan. Cushion flooring. Door to rear yard.

First Floor Landing

Doors to all bedrooms. Loft hatch. Half landing to bathroom.

Bedroom 1 16' 2" x 10' 7" (4.92m x 3.23m)

Double bedroom.

Bedroom 2 11' 2" x 11' 1" (3.40m x 3.37m)

Double bedroom with built-in double wardrobe.

Bedroom 3 12' 5" x 8' 0" (3.78m x 2.43m)

Double Bedroom.

Family Bathroom 10' 6" x 8' 11" (3.20m x 2.72m)

Family bathroom with 4-piece suite comprising: pedestal washbasin, bath, WC and glass shower enclosure. Cushion flooring. Airing cupboard. Heated towel radiator.

Outside

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.

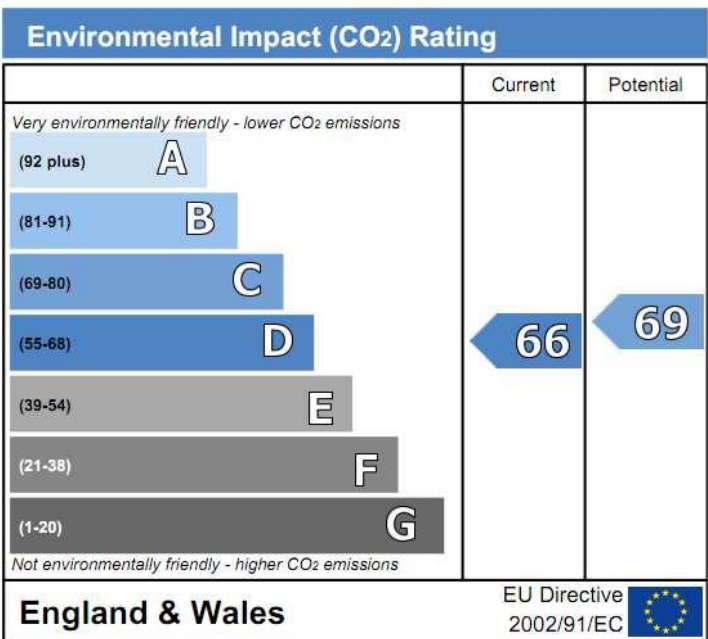
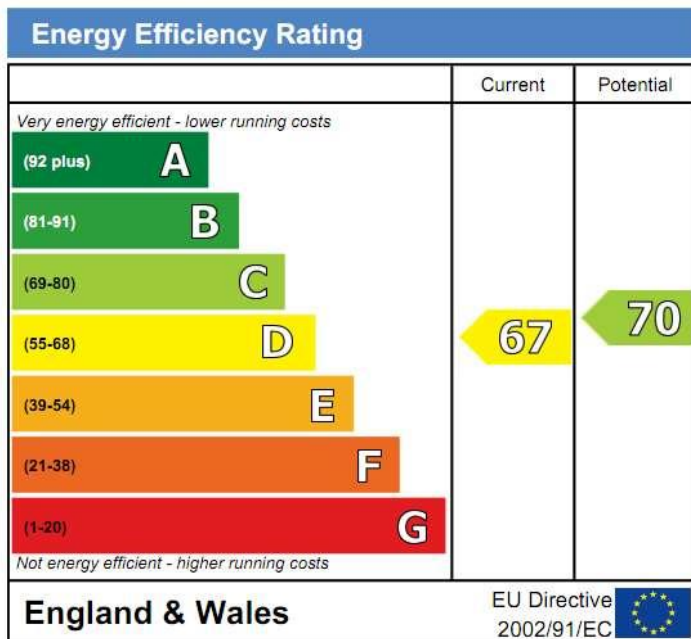
Energy Performance Certificate



33, Myddleton Street,
CARLISLE,
CA1 2AA

Dwelling type: Mid-terrace house
Date of assessment: 04 November 2009
Date of certificate: 10 November 2009
Reference number: 9964-2894-6498-0601-3805
Type of assessment: RdSAP, existing dwelling
Total floor area: 114 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	214 kWh/m ² per year	199 kWh/m ² per year
Carbon dioxide emissions	4.0 tonnes per year	3.7 tonnes per year
Lighting	£96 per year	£58 per year
Heating	£619 per year	£597 per year
Hot water	£112 per year	£112 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.