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3 Bed Semi-Detached In Ruskin Avenue , Leyland, PR25 3ND

£995 Monthly



Ref:11409







## SHORT DESCRIPTION

Property Ref: 11409 Recently renovated and modernised throughout. This 3 bed semi detached is ideal for a small family or couple. Ideally located in walking distance from Leyland town centre, with a variety of pubs, shops and supermarkets Street parking available outside. Property Type: Semi-detached Full Renting price: £750.00 Pricing Options: Fixed Price Tenure: 12 months Council tax band: A EPC rating: C Measurement: 688.89 sq.ft. Outside Space: Front Garden, Rear Garden Parking: On street Heating Type: Gas Central Heating -----

3

**Bed Room(s)**

1

**Bath Room(s)**

1

**Living Room(s)**

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

## Ground Floor



## First Floor



## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Properties can be let if they have an energy rating from A to E.

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) (<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](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	70   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

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