

Asking Rent : £635.00 PCM

Valley Drive, Kendal, LA9 7SF



Description:

A two bedroom, unfurnished, mid terraced house in popular residential area of South Kendal. The property comprises of lounge, dining kitchen, two double bedrooms and a family bathroom. Open plan garden at the front and enclosed private rear garden. Allocated parking for two cars. Council Tax Band C. EPC rated C. No smokers. No applicants in receipt of housing allowance Pets by consent. Application fees of £79.20 inc VAT per adult tenant (includes a £19.20 Right to Rent check fee payable to UK Tenant Data direct), plus a tenancy agreement charge of £72, inc VAT, are payable. Guarantor fees, if applicable, will be £42 per Guarantor application. A deposit of £735 will be required. Available early December.

Directions:

Leave Kendal on the A65, passing the Leisure Centre on the left. At the traffic lights, take the second left onto Oxenholme Road, taking the first left at the next set of lights onto Kendal Parks Road. Take the second left onto Valley Drive. Head straight ahead to the junction and bear right, the property will be on the left.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower energy costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(82-100) A	
(81-91) B		(61-81) B	
(69-80) C		(41-60) C	
(55-68) D		(21-40) D	
(39-54) E		(11-20) E	
(21-38) F		(1-10) F	
(1-20) G		(1-10) G	
(Not energy efficient - higher energy costs)		(Not environmentally friendly - higher CO ₂ emissions)	
	72 79		68 76
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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 will 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.