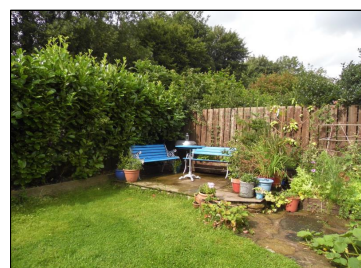


Asking Rent : £775.00 PCM

Hawthorn Gardens, Kendal, Cumbria, LA9 6FG



Description:

A modern semi detached three bedroom town house situated in a quiet and popular location on the Briery Meadows. The accommodation comprises of a lounge, dining room, kitchen, conservatory, three bedrooms and a family bathroom. There is a garage and driveway along with an enclosed garden to the rear. SLDC band C. EPC rating C. No pets. No smokers. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion. 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 £875 will be required.

Directions:

Travel out of town towards Windermere Road, turn right just after St Thomas's Church onto Burneside Road. Continue along and under the railway bridge then turn left onto Briarigg. Turn left at the green following Briarigg. Then left into Hawthorn Gardens. The property is positioned a little way along on the right.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Potential		Current	Potential	
72	78		68	75	
<small>Very energy efficient - lower running costs</small> <small>Very environmentally friendly - lower CO₂ emissions</small>			<small>Very energy efficient - lower running costs</small> <small>Very environmentally friendly - lower CO₂ emissions</small>		
<small>Not energy efficient - higher running costs</small> <small>Not environmentally friendly - higher CO₂ emissions</small>			<small>Not energy efficient - higher running costs</small> <small>Not environmentally friendly - higher CO₂ emissions</small>		
<small>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.</small>			<small>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.</small>		