

**Asking Rent : £775.00 PCM**

**Sandylands Road, Kendal, Cumbria, LA9 6EU**



### Description:

An unfurnished spacious traditional stone built 3 bedroom house offered in good decorative order in a popular residential area close to the town centre and main travel routes. Accommodation consists of lounge with stove, kitchen, dining room, study, 3 bedrooms and bathroom with shower over bath. Outside is a detached garage, small attractive garden area and on street parking. Pets by consent, No smokers, No applicants in receipt of housing allowance. EPC t.b.c. Council Tax Band B. 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

### Directions:

Leaving Kendal town centre following the A6 north, pass Kendal railway station and turn next right in front of 'Duke of Cumberland' (A685). Take 1st right on to Sandylands Road and No 2 is almost immediately on the left.