

Asking Rent : £695.00 PCM

Linnet Grove, Kendal, Cumbria, LA9 7RP



Description:

A semi detached family property located in a cul de sac on the Valley Drive development. The accommodation comprises of lounge, kitchen/breakfast room, two double bedrooms and bathroom with shower. There is off road parking and a fully enclosed back garden with a substantial shed. SLDC band B. EPC rated D. No smokers. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion. 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 £795 will be required.

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. Linnet Grove is the first left off Valley Drive.

Energy Efficiency Rating				Environmental Impact (CO ₂) Rating			
Current		Potential		Current		Potential	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
100-105 A				100-105 A			
90-100 B				90-100 B			
80-90 C				80-90 C			
70-80 D				70-80 D			
60-70 E				60-70 E			
50-60 F				50-60 F			
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Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
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