



# BLACKTHORN CLOSE, KENDAL, LA9 6FD

RENT PCM: £995

01539 736 999  
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## The Property

This unfurnished town house in a quiet location with offers good sized family accommodation plus integral garage and enclosed back garden. The accommodation is laid out over three floors comprising of three double bedrooms, one with en-suite, lounge, kitchen, utility room, bathroom and cloakroom with shower.

Driveway parking for 2 cars.

SLDC band D. EPC rated D. No pets. No smokers. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion. Available early April 2024.

A Holding Deposit of £229, equivalent to one weeks rent, will be payable upon application, and before references are sought. Subject to satisfactory references and before the commencement of a tenancy, a Tenancy Deposit of £1145, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>	62	81
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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