



# VALLEY DRIVE, KENDAL, LA9 7SF

RENT PCM: £850

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## The Property

A two bedroom, unfurnished, mid terraced house in a 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 pets. No smokers. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion. A Holding Deposit of £196, 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 £980, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit). Available early June 2025.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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