

**Asking Rent : £625.00 PCM**

## **13 Queen Street, Kendal, Cumbria, LA9 4LF**



### **Description:**

A two bedroom terraced house in a quiet cul de sac location close to the town centre. The characterful property offers lounge with woodburning stove, fitted kitchen including integral fridge and freezer, two double bedrooms, large bathroom with shower, and attic room. Rear yard with shed. SLDC band B. EPC rated D. 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 £725 will be required.

### **Directions:**

From Kendal town centre turn left onto Allhallows lane which leads to Beast Banks and then on to Greenside. Queen Street is on the right hand side opposite the green.