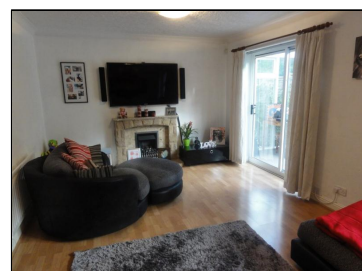


Asking Rent : £825.00 PCM

20 Kirkbie Green, Kendal, Cumbria, LA9 7AJ



Description:

A detached three bedroom, unfurnished property in a sought after residential area within easy walking distance of Kendal town centre. The accommodation comprises of lounge, conservatory, kitchen, ground floor cloakroom/w.c; three double bedrooms, en suite shower room and bathroom. Garage and driveway parking for 2 vehicles. Garden to the front and rear. Council Tax band E. EPC rating D. Pets by consent. No applicants in receipt of Local Housing Allowance. 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 £925 will be required. Available Early July.

Directions:

From Kendal town centre, proceed down Lowther St/A6 following signs for A6/A65. Keep right onto New Road A6/A65 and proceed over the bridge leading to Bridge Street/Aynam Road. Turn immediate left into Bridge Street and left again into Little Aynam. Turn right into Canal Head North and follow the road into Kirkbie Green. The property is on the right hand side.

Energy Efficiency Rating				Environmental Impact (CO ₂) Rating			
Very energy efficient - lower energy costs	Current	Potential		Very environmentally friendly - lower CO ₂ emissions	Current	Potential	
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(43-54) E				(43-54) E			
(31-42) F				(31-42) F			
(13-30) G				(13-30) G			
Not energy efficient - higher energy costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales				England & Wales			
EPC Directive 2002/91/EC				EPC Directive 2002/91/EC			
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.				The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂) emissions. The higher the rating, the less impact it has on the environment.			