

## Asking Rent: £720.00 PCM

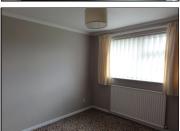
## Valley Drive, Kendal, Cumbria, LA9 7AQ

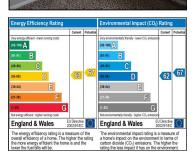












This two bedroom detached bungalow enjoys an elevated position on a quiet cul-de-sac, within a popular residential area of Kendal. The property offers a lounge/diner, kitchen with integral oven and hob, bathroom with shower cubicle, and two bedrooms. Outside the property is a single garage, driveway and gardens to the side and rear. Council Tax Band C. 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 £820 will be required.

## **Directions:**

Leave Kendal's one way traffic system following directions south on A65. At the traffic lights in front of 'K Village' turn left onto Parkside Road. Follow this road for approx 1/2 mile passing the cricket club on the left, take the 2nd right onto Valley Drive (before the railway bridge), and then the 2nd left. No 85 is on the right.