

Asking Rent : £720.00 PCM

Valley Drive, Kendal, Cumbria, LA9 7AQ



Description:

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<div>Very energy efficient - lower running costs</div> <div><div><div>(92-100) A</div><div>(81-91) B</div><div>(69-80) C</div><div>(55-68) D</div><div>(49-54) E</div><div>(37-48) F</div><div>(1-26) G</div></div></div> <div>Not energy efficient - higher running costs</div>		<div>Very environmentally friendly - lower CO₂ emissions</div> <div><div><div>(82-100) A</div><div>(69-81) B</div><div>(54-68) C</div><div>(39-54) D</div><div>(21-38) E</div><div>(9-20) F</div><div>(1-8) G</div></div></div> <div>Not environmentally friendly - higher CO₂ emissions</div>	
<div>EU Directive 2002/91/EC</div> <div>England & Wales</div> <div>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.</div>		<div>EU Directive 2002/91/EC</div> <div>England & Wales</div> <div>The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.</div>	