

**Rent : £650.00 PCM**

**Valley Drive, Kendal, LA9 7SF**



## Description:

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 £150, 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 £750, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit). Available mid January 2020.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
72	79	68	76

**Energy Efficiency Rating**  
 Very energy efficient - lower running costs: A (91-100), B (81-90), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).  
 Not energy efficient - higher running costs: G (1-20).

**Environmental Impact (CO<sub>2</sub>) Rating**  
 Very environmentally friendly - lower CO<sub>2</sub> emissions: A (82-100), B (65-81), C (50-64), D (35-49), E (20-34), F (5-19), G (1-4).  
 Not environmentally friendly - higher CO<sub>2</sub> emissions: G (1-4).

England & Wales EU 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.  
 England & Wales EU Directive 2002/91/EC  
 The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Directions:

Leave Kendal on the A65, passing the Leisure Centre on the left. At the traffic lights, take the second left onto Oxenholme Road, taking the first left at the next set of lights onto Kendal Parks Road. Take the second left onto Valley Drive. Head straight ahead to the junction and bear right, the property will be on the left.