

## Rent: £700.00 PCM

## Gillinggate Cottage, 8 Gillinggate, Kendal, LA9 4JE















## **Description:**

Recently refurbished in 2019, Gillinggate Cottage is nestled in the heart of Kendal. This delightful, furnished, terraced cottage is set over three floors, offering individual personal space. The spacious master bedroom with a super kingsize bed and en-suite shower room is on the top floor with exposed beams and Velux skylights. There is a further bedroom on the first floor with the family bathroom while the ground floor has an open plan kitchen/living/dining room. Parking permit for 1 car included; additional on road parking. SLDC band C. EPC rated C. Strictly no pets. Strictly no smokers. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion. A Holding Deposit of £161, 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 £805, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit). Available NOW.

## **Directions:**

Arriving from the south, keep in the left hand lane through Kirkland, taking the first left onto Gillinggate.