

KILNER CLOSE, KENDAL.



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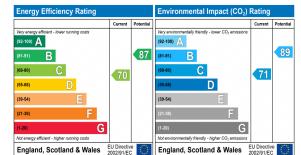
The Property

This two bedroom semi detached house is located on the edge of a popular residential location with great access to the town centre and local transport links.

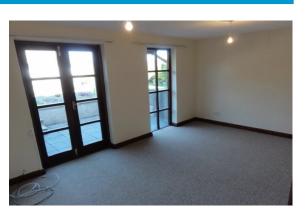
The accommodation comprises of a modern kitchen/breakfast room, lounge, 2 double bedrooms, recently fitted bathroom, and attic room suitable for storage. Outside is a small garden/patio space and off road parking to the side.

SLDC band B. 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 £173, 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 £865, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit).



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 (CO₂) emissions. The higher the rating the less impact it has on the environment.











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