



# GILLING GROVE, KENDAL.

RENT PCM: £925

01539 736 999  
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## The Property

A spacious mid terraced two bedroom house with additional loft room, located within walking distance of Kendal town centre. The property is offered unfurnished and comprises of lounge/diner with multi fuel stove, kitchen, two good sized double bedrooms on the 1st floor, generous sized loft room on the 2nd floor and bathroom. All rooms have feature ceiling beams and window lintels. There is rear yard access with side gate onto Chapel Lane and outside storage. On road parking is available with additional visitor permit. .

Westmorland & Furness 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 £213, 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 £1065, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit). Available early February 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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