



Kendal

£995 pcm

74 Valley Drive
Kendal
Cumbria
LA9 7AG

A well presented modern two bedroom property with a unique layout in a popular residential location. Furnished accommodation comprising living room, kitchen, bathroom and bedroom to the ground floor and further mezzanine bedroom to the first. Driveway parking for two.

- Modern End Terraced Property
- Spacious Lounge, Modern Kitchen with Appliances
- Two Bedrooms
- Attractive Four Piece Bathroom
- Driveway Parking for Two
- Furnished
- Not suitable for Pets due to Lack of Outside Space
- No Smokers or Sharers
- Council Tax Band - TBC
- Available Mid October

Property Ref: KR1130



1



TBC





Living Room

Description: A well presented modern two bedroom property with a unique layout in a popular residential location. Furnished accommodation comprising living room, kitchen, bathroom and bedroom to the ground floor and further mezzanine bedroom to the first. Driveway parking for two.

Location: Turning into Valley Drive from Parkside Road (northern) end, number 74 is located on your right on the corner of Curson Rise.

Furnishings: The property is offered furnished which includes: sofa, side tables, dining room table and chairs, beds, mattresses, chests of drawers, desk and chair, hanging rails and sundry decorative items. Kitchen includes kitchenware and crockery. Integrated appliances of washing machine and dishwasher are the responsibility of the Landlord. Small kitchen appliances, fridge freezer, TV and sundry items are included on a non repair and replacement basis.

Services: Mains Electric, Water (Unmetered) and Drainage.
Internet Speed: <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=LA61RB&uprn=100110695355>

Viewings: Strictly by appointment with Hackney & Leigh – Kendal Office.

Ongoing Tenancy Management: Upon tenancy commencement the property will be directly managed by the Landlord.

Applying for a Tenancy: Tenancy Application Forms are available from any Hackney & Leigh office. Each application must be accompanied by payment of a Holding Deposit (one weeks rent) payable either by debit or credit card. This is paid to reserve the property and will be held by us for a period of 15 days unless we agree otherwise.

All adults of 18yrs and over who will be living at the property will be asked to provide evidence of nationality and identity to validate their "Right to Rent" under the Immigration Act 2014.

Referencing: All applicants will be required to provide satisfactory references eg: employer, current landlord and two character references. For the self-employed, a reference from your accountant or solicitor will be required. A credit reference will be obtained for each applicant. Acceptance of references and the offer of a tenancy is at our discretion.

The Tenancy: The property will be let on a fixed term Assured Shorthold Tenancy for an initial period of 6 months. There is no automatic provision within the lease for early termination and the tenant is responsible for rent for the whole term. The tenant is responsible for Council Tax for the tenancy period and for all charges for water and sewerage, gas, electricity, telephone or other utility/service providers' charges supplied to the tenant during the tenancy.

Deposit & Rent: The successful Tenant will be required to pay a deposit (equal to a maximum of 5 weeks rent depending on the property). This will be held in accordance with the Tenancy Deposit Scheme Regulations and will be re-fundable at the end of the tenancy, subject to the property being left in a satisfactory condition. Rent is payable on or by each rent day and is payable by standing order. One month's rent in advance PLUS the deposit, is required at the time of signing the agreement. Please Note: It is NOT possible to use the deposit as rent for the final month.

Pets: Pets not acceptable due to lack of outside space.

Insurance: It is the Tenants' responsibility to insure their own possessions. Tenants are strongly advised to take out accidental damage cover in respect of the Landlord's property and contents.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website www.hackney-leigh.co.uk and also at any of our offices.

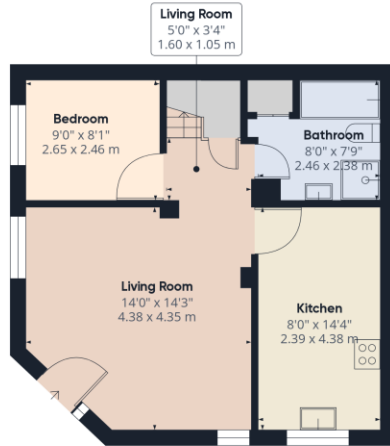
How to rent: Prospective tenants are advised to read the government's leaflet which is available here: <https://www.gov.uk/government/publications/how-to-rent>



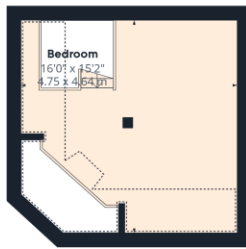
Living Room



Kitchen



Ground Floor



Floor 1

Approximate total area⁽¹⁾

664.89 ft²
61.77 m²

Reduced headroom

153.17 ft²
14.23 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Valley Drive, Kendal - Ref: KR1130

Property particulars and appointments to view are provided on the understanding that all negotiations are conducted through Hackney and Leigh Ltd. This information is provided for general guidance only. It does not form part of any contract or agreement and no guarantee of accuracy is given. Prospective tenants should make their own enquiries as to the suitability or otherwise of the property. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being let or withdrawn. Please contact us to confirm the property's availability, especially if travelling some distance.