



## Kendal

£695 pcm

1B Pembroke House Yard  
28

Kirkland

Kendal

Cumbria

LA9 5AD

Ground Floor accommodation with mezzanine sleeping area ideally located in Kendal Town Centre. Good sized Lounge, Kitchen and Shower Room.

- Ground Floor Accommodation
- Spacious Lounge and Kitchen
- Mezzanine Sleeping Area
- Shower Room
- Town Centre Location
- Unfurnished
- Pets at Landlord's Discretion
- No Smokers or Sharers
- Council Tax Band - A
- Available Soon

Property Ref: KR0870





Kitchen

**Location:** Kirkland is located at the southerly end of the Market Town of Kendal and is close to the Parish Church, shops, post office and public houses. Entering Kendal from the Milnthorpe Road proceed past the Parish Church on your right hand side and the property is then found on your left a short way past Pete Bland Sports. The entrance to Yard 28 is via a blue gate which fronts the main street to the side of CNL computers.

Please Note: There is no parking with the property but permits can be purchased for neighbouring pay and display car parks from the council.

**What3Words:** ///also.candy.quest

**Furnishings:** This property is offered unfurnished.

**Services:** Mains Electric and Gas (pre payment meters) 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:** Higher rent may be payable where pets are permitted at the Landlords' discretion. Pets may not be acceptable for a number of reasons including allergies/medical reasons, conditions within the property lease, lack of outside space, communal grounds or close proximity to a main road. Acceptance of a pet is subject to the Landlords discretion.

**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](http://www.hackney-leigh.co.uk) and also at any of our offices.

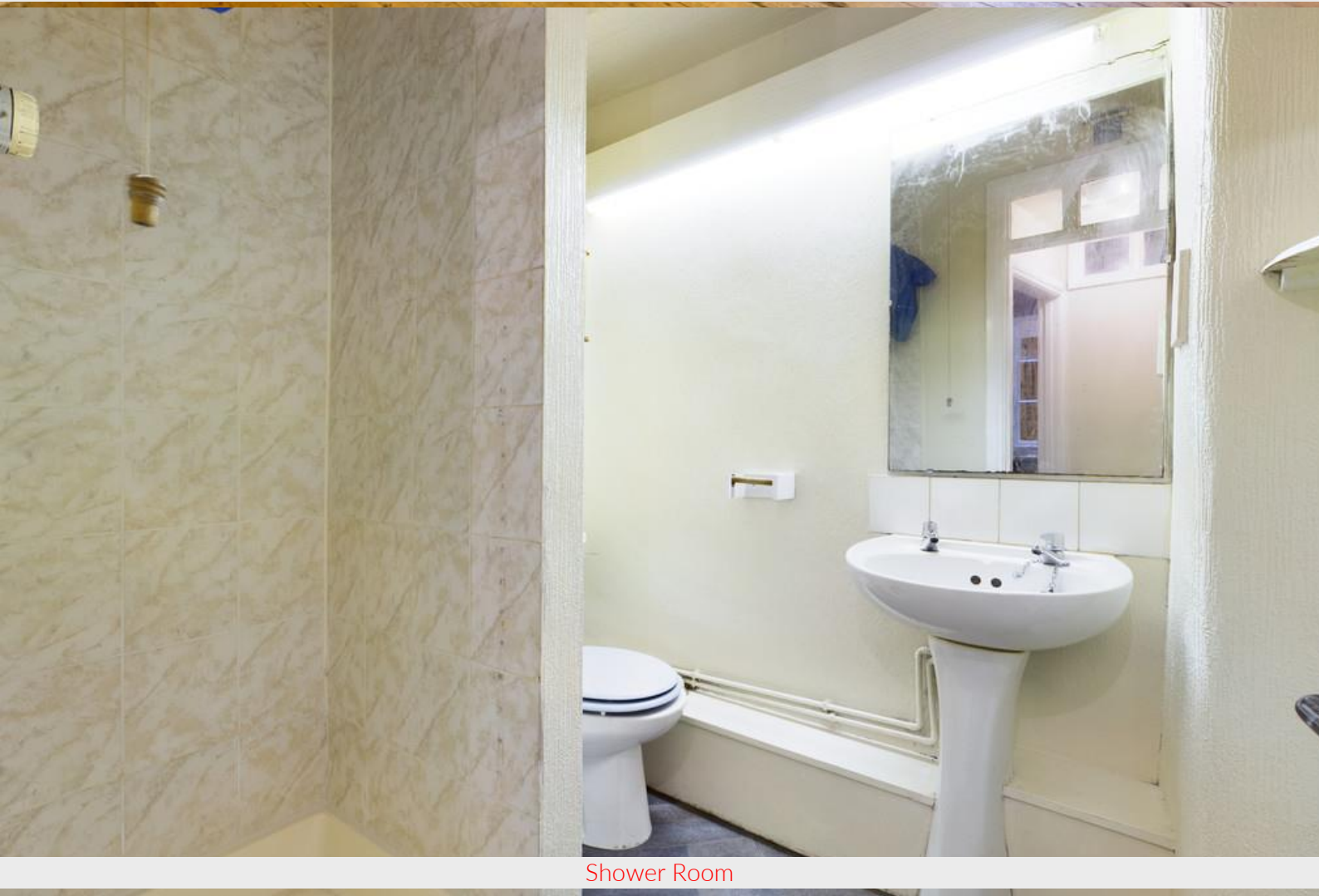
**How to rent:** Prospective tenants are advised to read the government's leaflet which is available here: <https://www.gov.uk/government/publications/how-to-rent>

For a Viewing Call 01539 792035





Lounge



Shower Room



Approximate net internal area: 489.26 ft<sup>2</sup> / 45.45 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Kirkland, Kendal - Ref: KR0870

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.