

## Oxenholme

**£795 pcm**

25 Hill Place  
Oxenholme  
Kendal  
Cumbria  
LA9 7HB

A semi-detached bungalow in a cul-de-sac location. Offered unfurnished - spacious lounge, kitchen, two bedrooms, bathroom with shower over bath, gardens, garage & driveway parking.

- Semi Detached Bungalow
- Lounge, Kitchen
- Two Bedrooms, Bathroom
- Gardens, Garage and Driveway Parking
- Popular Location near to local walks
- Unfurnished
- No Smokes or Sharers
- Pets are unable to be Accepted
- Council Tax Band - B
- Available Mid July and Long Term

Property Ref: KR0179





## Lounge

**Location** Location: From Kendal take the Burton Road to the south east of the Town Centre and then turn left along Oxenholme Road and past the Main Line Railway Station at Oxenholme itself. Turn right into Helmside Road, continue past Helmside Gardens and take the next turning on your left into Hill Place. Proceed straight and then turn left. No.25 is on your left hand side.

**What 3 Words** ///gross.until.alone

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

**Services** Services: Mains Electric, Gas, Water (Metered) 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 Hackney & Leigh.

**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 refundable 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 are unable to be accepted at this property. 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>





Kitchen



Front of Property



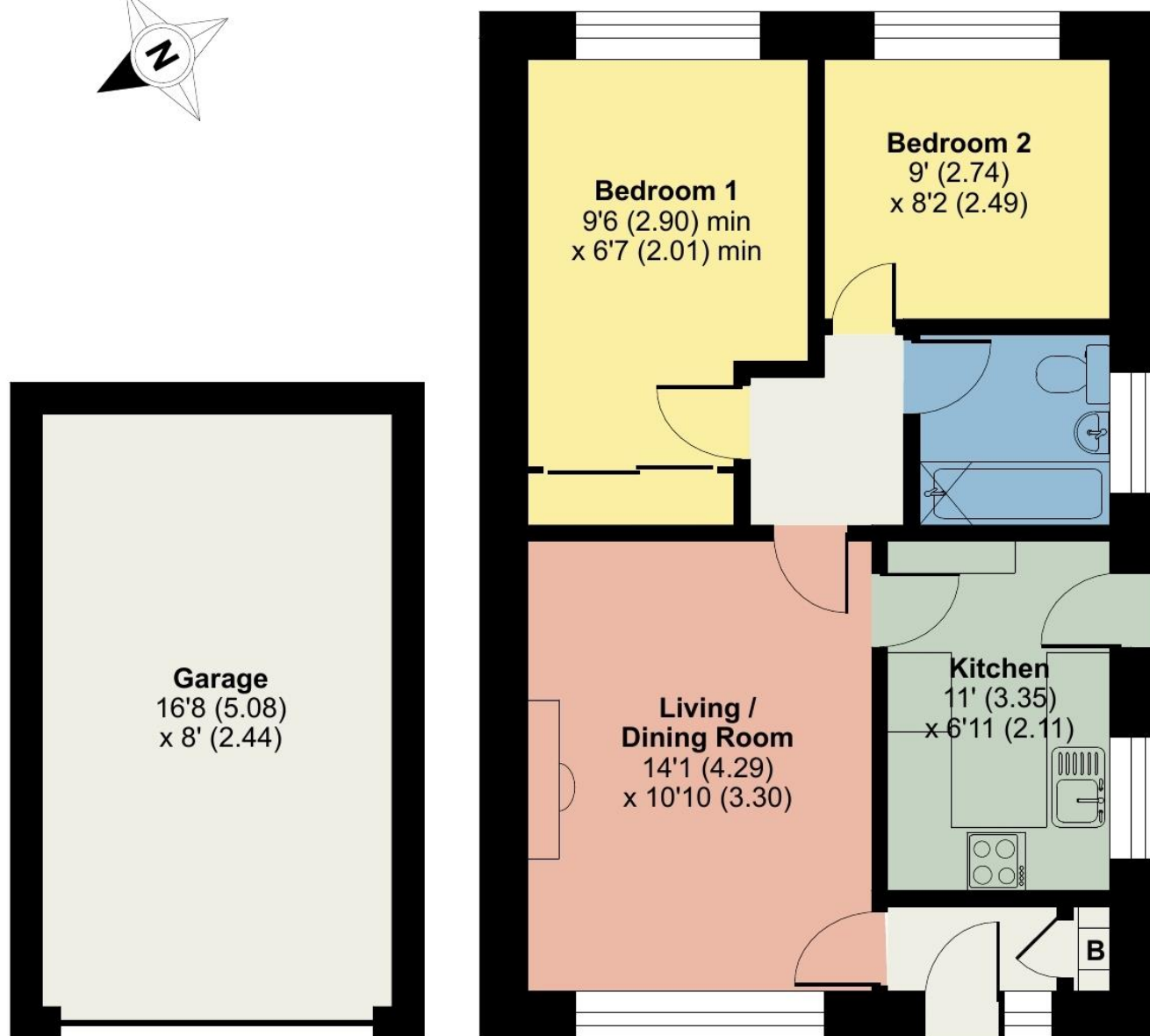
# Hill Place, Oxenholme, Kendal, LA9

Approximate Area = 537 sq ft / 49.9 sq m

Garage = 205 sq ft / 19 sq m

Total = 742 sq ft / 68.9 sq m

For identification only - Not to scale



**GROUND FLOOR**

25 Hill Place, Oxenholme - Ref: KR0179

P1  
gc  
SL



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 845051

or

contact us to confirm the property's availability, especially if travelling some distance.