



Sycamore Close, Endmoor, Kendal, LA8 0NY







Sycamore Close, Endmoor, LA8 ONLY

Rent £1750pcm

Security Deposit £2019.23



5 Bedrooms



2 Bathrooms

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- Excellently presented family home with generous accommodation.
 - Located in a popular village setting.
 - Highly accessible for access to the M6, rail links and excellent schooling.
 - Generous gardens, parking and garaging.



Endmoor is conveniently positioned for access to the M6 motorway, as well as the rail links via Oxenholme Railway Station. The nearby town of Kendal provides an extensive range of shops, supermarkets, restaurants and services, so that everything for day to day living is only a short drive away. Locally, there is a village primary school and there are highly regarded secondary schools in the area.

Providing generous and versatile living over two floors, this home is a superb, detached family home, ideally situated in the popular village of Endmoor. The accommodation has been completed in a neutral style throughout, providing light-filled spaces for tenants to make their own.



To the ground floor can be found a welcoming entrance, spacious living room, kitchen / dining space with separate utility area and WC. The kitchen provides a good range of fitted units and integral appliances, with an adjoining dining area. The living room is a generous size, with a bright conservatory set at the rear, overlooking the garden



To the first floor there are 4 well proportioned bedrooms, together with a family bathroom and ensuite facilities to the principal bedroom. The layout also provides flexibility and additional space for those looking for a study or home office type area.

Externally the property benefits from an open lawned garden to the front and an enclosed lawned garden to the rear, providing an ideal outdoor space for relaxing. There is ample room for parking on the generous driveway at the front, which also leads to an integral double garage, providing excellent storage and additional parking if required.

Given the location and accommodation on offer, this property is a must see.



General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity.

Parking allocated and number of spaces : Parking for 2 cars on the driveway.

Construction Type : Detached, rendered stone under slate.

Building Safety : NA

Restrictive Covenants : None known.

Listed building : The property is not listed.

Conservation Area / National Landscapes : NA

Easement, and Wayleaves or Rights of Way : NA

Flooding : The property has not flooded within the last 5 years..

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : N/A

Communications :

Broadband: Standard and Ultra fast broadband is available in the area.
The above information is according to Ofcom <http://checker.ofcom.org.uk>

Local Authority: Westmorland and Furness Council **Council Tax:** Band F

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Cody Teasdale.

What3words Location : ~~///selection.writing.drilled~~

References: All applicants will be required to provide satisfactory references prior to the occupation of any property. These consist of financial, employment and current landlord references (where applicable). Copies of 3 months' bank statements and 3 months' pay slips will be required. If currently residing in rented accommodation a signed copy of your current Tenancy Agreement will also be required along with a current credit report certificate. If the information provided is satisfactory, an online application will need to be completed for each applicant. Acceptance of references and offer of the Tenancy is at our discretion.

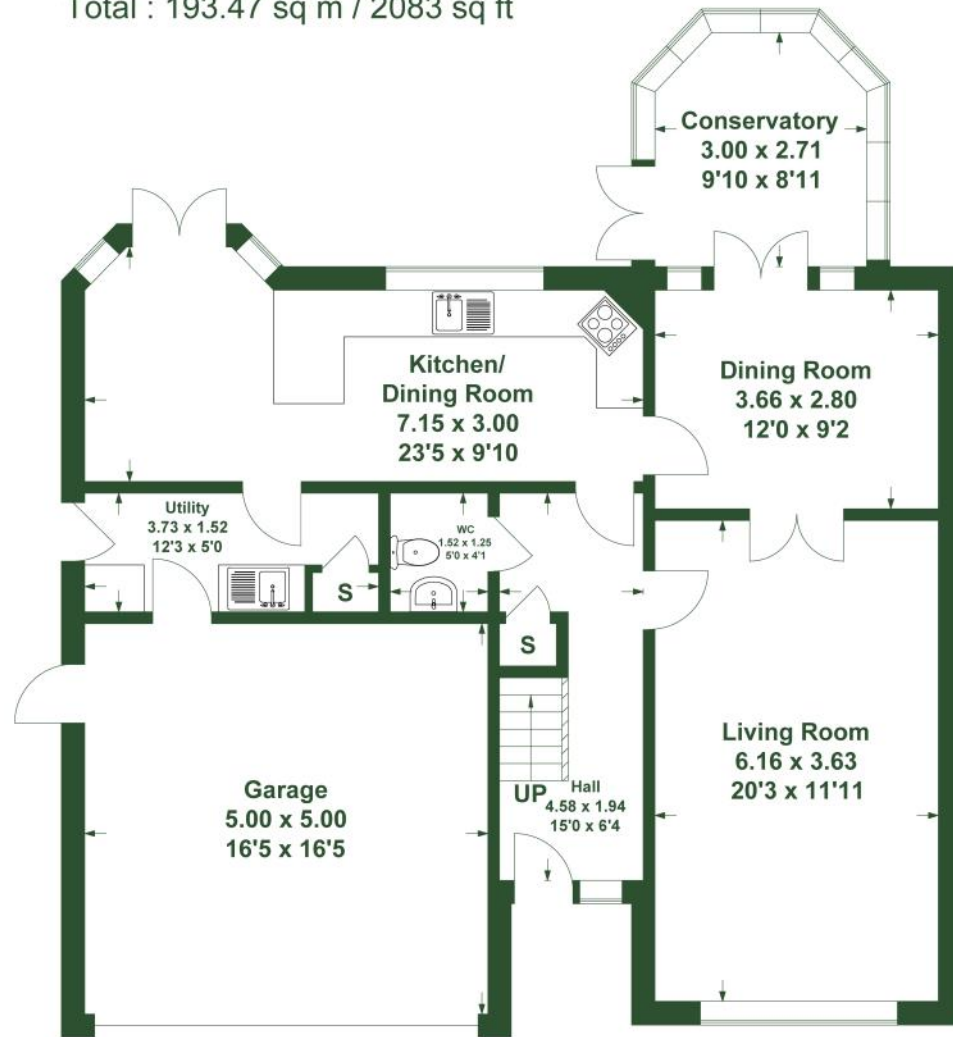
Tenants Costs: Armitstead Barnett will require the equivalent of 1 week's rent per household, as a holding deposit (For example: for a property that is £500 per calendar month, the holding deposit will be £115.38). We will hold this for 15 days during which time all the necessary paperwork should be completed. If the Landlord decides not to offer you a tenancy for any reasons then your deposit will be refunded within 7 days. However if during that period you delay the process in responding to any reasonable request made, if we are provided with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake, under the Immigration Act 2014, then your holding deposit will not be returned and will be retained by Armitstead Barnett. Should you be offered, and you subsequently accept a tenancy with our Landlord, then your holding deposit will be credited to the first month's rent due under that tenancy.

Rent and deposit: On completion of the application, a draft Assured Periodic Tenancy Agreement will be issued, and if the applicant is happy a full payment of 5 weeks rent is required as a returnable rental deposit. Once received the final Assured Periodic Tenancy Agreement will be issued, and when signed by all parties, the first months rent will be payable. The deposit will be held within Armitstead Barnett LLP Clients Account. The deposit will be registered with My Deposits. The holding deposit of 1 weeks rent can be used as a contribution to the first month's rent. The first month's rent will be required 5 working days prior to the start of the tenancy. Where a tenant requires a guarantor, the guarantor will be required to complete the same application process as a tenant. The guarantor will also be required to sign the deed of guarantee agreement prior to the commencement date.

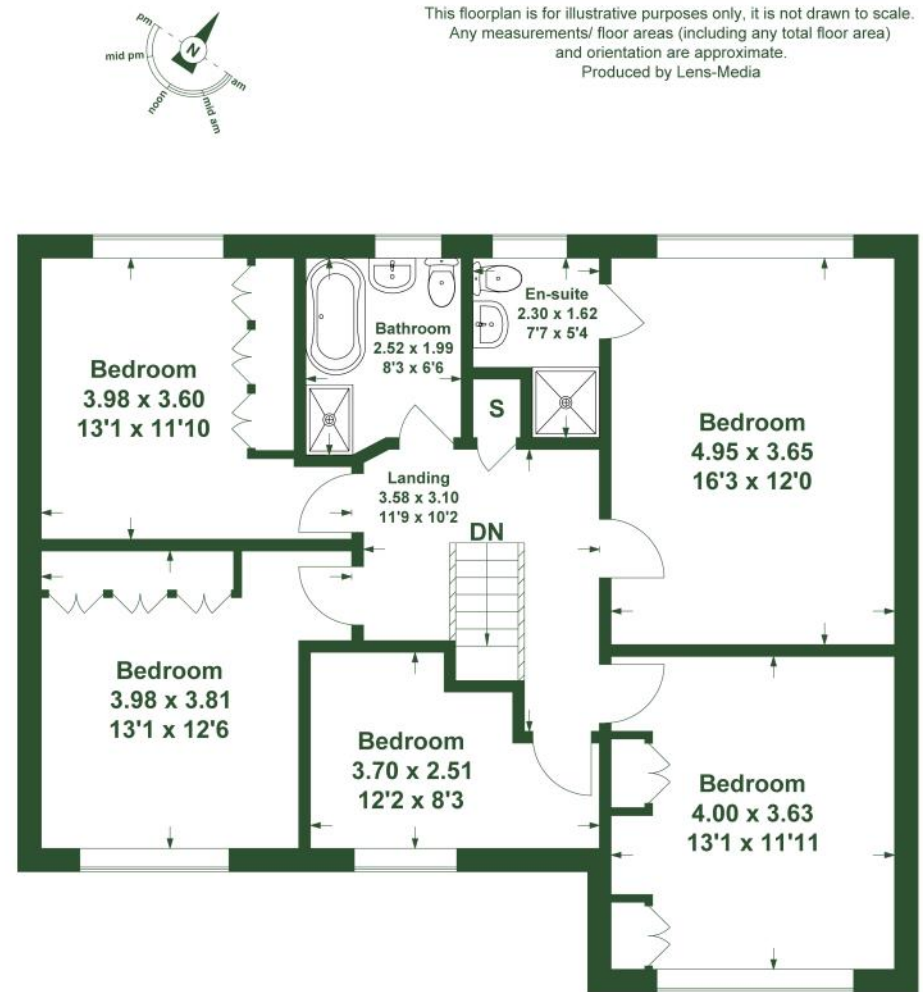
Use of AI : Armitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.



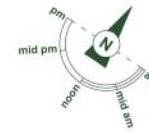
Approximate Gross Internal Area : 167.67 sq m / 1805 sq ft
Garage : 25.80 sq m / 278 sq ft
Total : 193.47 sq m / 2083 sq ft



Ground Floor



First Floor



This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media

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01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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