



**RENT £875 PCM DEPOSIT £1,009**

29 Junction Lane, Ossett, WF5 0HF

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## ACCOMMODATION

The property comprises of entrance hallway, spacious lounge, kitchen with electric oven, gas hob, stainless steel extractor hood and plumbing for an automatic washing machine. There is a good sized master bedroom and second double bedroom with patio door leading to the rear garden. The bathroom is fitted with a three piece white suite with shower over the bath.

Outside there are good sized enclosed gardens to both the front and rear and parking onto a private road to the rear of the property. In addition, there is a hard standing area to the rear garden to enable parking for one car.

Council Tax Band B

## ENTRANCE HALL

## LOUNGE

11'4" x 14'0" [3.45 x 4.27]

## KITCHEN

9'1" x 8'0" [2.77 x 2.44]

## BEDROOM ONE

13'0" x 10'4" [3.96 x 3.15]

## BEDROOM TWO

9'1" x 9'0" [2.77 x 2.74]

## BATHROOM/W.C.

## Room Measurements

In all our property rental brochures there is a 6" measurement tolerance. Any prospective tenant should take their own measurements to enable them to obtain exact details for the purposes of furniture, curtains, white goods, etc.

## Application and Payments

Once you have decided to apply for a property we will give you an Application Form, a copy of our Application Terms as well as an Individual Referencing Application Form per person, to be completed. The Application Terms explain in more detail the Consents an applicant is asked to give, Payments due, the Process involved and the Main Points of a proposed Tenancy. You can also view our Application Terms by visiting our website.

## PAYMENTS

Following the introduction of the Tenant Fees Act 2019, Landlords and Letting Agents can only require Tenants to pay "permitted payments". These payments include the rent for the property, a Tenants Deposit [held against damage or default] a Tenants Holding Deposit and specified other payments and charges. These are listed on our website noted above and are set out in more detail in our Application Terms.

## TENANTS PROTECTION INFORMATION

Richard Kendall Estate Agent Ltd is a member of CMP PropertyMark, Scheme Ref:C0124400, which is a client money protection scheme, and also a member of Property Ombudsman Scheme Ref: N3734, which is a redress scheme. You can find out more details on our website noted above or by contacting us by telephone.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	