



RENT £1,395 Per Month DEPOSIT £1,609

5 Moorfield Court, Grange Moor, Wakefield, WF4 4UL

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ACCOMMODATION

The accommodation fully comprises of entrance hall, lounge, dining room, kitchen, first floor landing, three bedrooms with the main bedroom having en suite shower room and house bathroom/w.c. There is an enclosed rear garden with driveway leading to front of the property which leads to a single garage.

Enjoying a semi rural location within good access of local amenities and the motorway network we strongly recommend an internal viewing at your earliest convenience.

Council tax band C

ENTRANCE HALL

3'4" x 3'5" [1.04m x 1.05m]

Front UPVC door, gas central heating radiator, UPVC double glazed window to the side.

LOUNGE

15'7" x 11'6" [4.75m x 3.53m]

UPVC double glazed window to the front elevation, gas central heating radiator, feature gas fire with wood surround, opening into the dining room. Staircase leading to the first floor landing.

DINING ROOM

8'5" x 13'5" [2.57m x 4.11m]

UPVC double glazed French doors to the rear, gas central heating radiator, built in understairs storage with a door leading to the kitchen.

KITCHEN

11'3" x 8'2" [3.45m x 2.49m]

UPVC double glazed window to the rear, UPVC door to the rear, built in storage cupboard, modern fitted kitchen with an array of wall and base units for storage, wood effect laminate worktops, integrated microwave, integrated gas hob with oven and cooker hood, integrated fridge freezer, stainless steel 1 1/2 sink and drainer unit, gas central heating radiator.

FIRST FLOOR LANDING

UPVC double glazed frosted window to the side, storage cupboard, gas central cheating radiator, doors to three bedrooms and bathroom/w.c.

BEDROOM ONE

10'4" x 11'3" [3.15m x 3.43m]

UPVC double glazed window to the rear elevation, fitted wardrobes to one side, door leading to the en suite shower room/w.c.

EN SUITE SHOWER ROOM/W.C.

8'11" x 3'2" [2.74m x 0.99m]

Frosted UPVC double glazed window to the side, low flush w.c., wash hand basin with hot and cold tap and tiled splashback, fully tiled walk in shower with shower screen and wall mounted shower, spotlights to the ceiling, gas central heating radiator and shaver socket.

BEDROOM TWO

10'2" x 11'3" [3.10m x 3.44m]

UPVC double glazed window to the front elevation, gas central heating radiator.

BEDROOM THREE

8'7" x 8'7" [2.62m x 2.62m]

UPVC double glazed window to the front, gas central heating radiator and is currently used as a home office.

BATHROOM/W.C.

6'5" x 6'4" [1.98m x 1.95m]

Frosted UPVC double glazed window to the rear. Three piece suite comprising hand held shower over bath, low flush w.c., wash hand basin with hot and cold tap, chrome style ladder radiator, partially tiled walls.

OUTSIDE

To the front of the property there is a garage with an up and over door. To the rear of the property there is a flagged patio seating area with easy to maintain lawn with soil borders with plants and trees. Space for a storage shed surrounded by wood fencing. Driveway parking to the front.

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 a Pre-Application Form to be completed before passing your details over to our referencing company Rightmove Referencing. The pre-Application Terms explain in more detail the Consents requested from Applicants, Payments due from Tenants, 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.

