



RENT £1,050 Per Month DEPOSIT £1,211

37 Newton Close, Wakefield, WF1 2QQ

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Accommodation

The property comprises of an entrance hall, large through lounge with space for a dining area, fitted kitchen with cooker and a washing machine and fridge freezer.

On the first floor are two double bedrooms, one with wardrobes and drawers and a single bedroom with fitted cupboard. There is also a bathroom with three piece suite and mixer shower.

Outside to the front is a garden and driveway which leads to a garage and a garden to the rear.

Council Tax Band B

Entrance Hallway

Lounge

23'1" x 12'8" [7.06 x 3.88]

Kitchen

7'11" x 8'3" [2.42 x 2.52]

Stairs to first floor

Bedroom One

12'2" x 7'9" [3.73 x 2.37]

Bedroom Two

10'8" x 9'1" [3.27 x 2.77]

Bedroom Three

9'2" x 5'8" [2.81 x 1.74]

House Bathroom

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.

