



RENT £1,650 Per Month DEPOSIT £1,903

33 Lindale Grove, Wakefield, WF2 0BU

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Accommodation

A central entrance hallway leads into the ground floor living accommodation with a useful upgraded w.c. A garage conversion provides a useful snug/office space with adjoining utility room. The hallway leads to the rear of the ground floor where there is a superb open plan living, dining kitchen area. The kitchen is a recent addition with a fridge freezer, dishwasher, double oven and hob. There is also a further well proportioned lounge.

The first floor offers four bedrooms, three of which have fitted furniture. There is a stylish en-suite shower room to the master suite and a further en-suite shower to the second large bedroom. A contemporary house bathroom serves the remainder of the bedrooms and there is also a useful loft space.

Outside is a driveway to the front providing off street parking with two electric car charging points. To the rear is an enclosed garden with patio and lawn and a timber shed.

Council Tax Band E
Deposit £1903

Entrance Hallway

Downstairs w.c

Snug/Office
11'5" x 8'0" [3.50m x 2.46m]

Living / dining area
11'10" x 17'2" [3.63m x 5.25m]

Kitchen
10'9" x 9'1" [3.30m x 2.78m]
Kitchen with fridge freezer, dishwasher, double oven and hob

Lounge
18'10" x 10'10" [5.76m x 3.32m]

First Floor

Bedroom One and En Suite
13'5" x 12'10" [4.10m x 3.93m]

Bedroom Two
12'9" x 8'5" [3.91m x 2.58m]

Bedroom Three
8'2" x 8'9" [2.50m x 2.68m]

Bedroom Four
9'9" x 6'8" [2.99m x 2.05m]

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.

