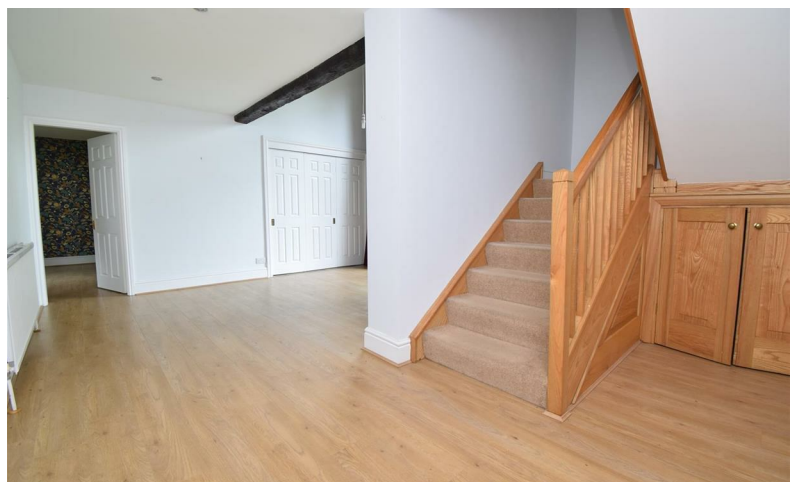




RENT £1,475 Per Month DEPOSIT £1,701

3 Cathedral Close, Wakefield, WF1 2DP

3 Cathedral Close, Wakefield, Yorkshire, WF1 2DP

Accommodation

The property comprises of an entrance porch, off which is a wc and a separate study with built in shelving. The porch leads into a light and airy reception room with access to the staircase and benefitting from a large window and mezzanine landing and folding doors opening out into a second reception room. There is good size dining kitchen with doors leading out to the garden.

Off the landing is the master bedroom with fitted wardrobe with en-suite bathroom including a shower over the bath. There are a further three good size bedrooms one having fitted wardrobes . There is also a very generous house bathroom with separate shower cubicle.

Outside are gardens to the front and rear, a driveway to the front and an integral garage.

Council Tax Band C
Deposit - £1,701

Entrance Porch

Downstairs W.C

Study

11'8" x 11'6" [3.56m x 3.53m]

Reception Room One

11'9" x 15'5" [3.60m x 4.72m]

Reception Room Two

21'3" x 11'9" [6.48m x 3.59m]

Kitchen Diner

17'0" x 12'4" [5.19m x 3.77m]

Stairs to first floor

Master Bedroom with En Suite

11'7" x 11'6" [3.54m x 3.51m]

Bedroom Two

13'0" x 11'3" [3.97m x 3.44m]

Bedroom Three

11'8" x 12'5" [3.57m x 3.79m]

Bedroom Four

12'0" x 8'5" [3.68m x 2.58m]

House Bathroom

12'4" x 12'6" [3.77m x 3.82m]

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.

