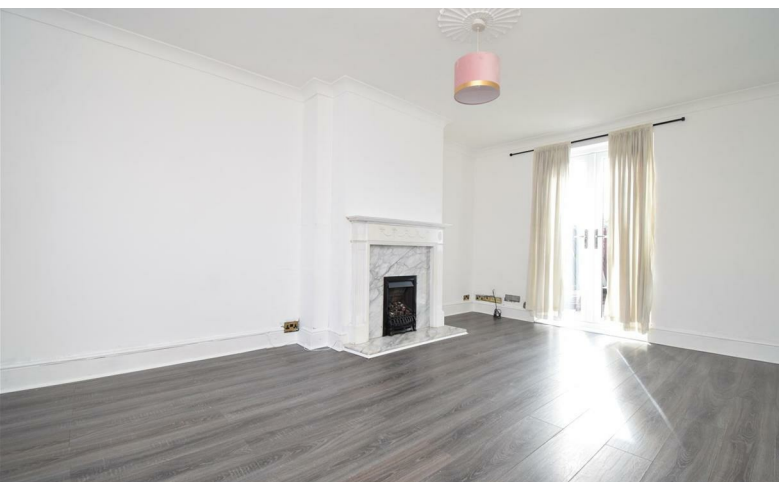


Richard
Kendall
Lettings



RENT £895 Per Month DEPOSIT £1,032

43 Warren Avenue, Wakefield, WF2 7JW

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Accommodation

The property comprises of a good size lounge, kitchen, and conservatory on the ground floor.

On the first floor are three bedrooms, the master having a range of fitted storage along with a family bathroom.

Outside to the rear is a generous size garden with large outhouse/workshop. To the front is an easy to maintain garden with on street parking available.

Council Tax Band A
Deposit £1032

Lounge
17'5" x 11'9" [5.31m x 3.59m]

Kitchen/Diner
17'4" x 8'1" [5.29m x 2.47m]

Conservatory
11'9" x 9'4" [3.6m x 2.86m]

Bedroom One
10'7" x 9'10" [3.23m x 3m]

Bedroom Two
10'7" x 10'9" [3.23m x 3.3m]

Bedroom Three
7'10" x 7'10" [2.4m x 2.4m]

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.

