



RENT £895 Per Month DEPOSIT £1,032

213 Wrenthorpe Road, Wrenthorpe, Wakefield, WF2 0HR

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Accommodation

The property comprises of an entrance hallway with fitted cupboard and leads into a good size living room. A breakfast kitchen is located off the lounge and comes with an oven and hob and plumbing for a washing machine.

At the end of the hallway is the bathroom which has a four piece suite and includes a separate shower cubicle. Two bedrooms complete the accommodation, the master having a selection of wardrobes and drawers and the second bedroom having a fitted cupboard.

Outside to the rear is an enclosed low maintenance garden with outhouse. There is on street parking with potential for parking to the rear.

Council Tax Band A
Deposit £1032

Entrance Hallway

Living Room

14'0" x 13'5" (4.27m x 4.10m)

Kitchen

15'10" x 9'6" (4.84m x 2.90m)

Shower Room

Bedroom One

12'3" x 7'10" (3.74m x 2.41m)

Bedroom Two

10'3" x 7'0" (3.14m x 2.15m)

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.

