



**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.

