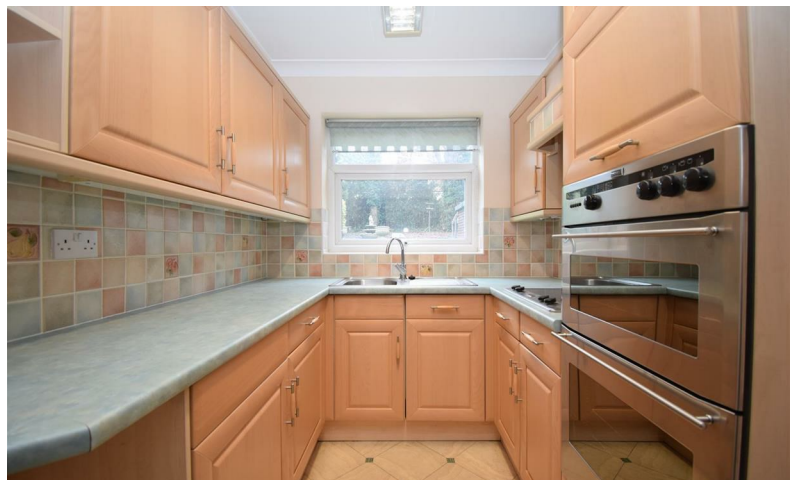


Richard
Kendall
Lettings



RENT £1,100 Per Month DEPOSIT £1,269

31 Woodland Road, Wakefield, WF2 9DR

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Accommodation

On the ground floor the property comprises of an entrance hallway with downstairs w.c., two good size reception rooms and a fitted kitchen which has a built in oven, hob and dishwasher. Off the kitchen is access to a large garage with power and plumbing.

On the first floor are three bedrooms all benefitting from built in storage, a shower room and separate w.c.

Outside to the front is a block paved driveway which leads to the garage and a pleasant garden with woodland views. To the rear is a tiered garden with lawn and patio.

Council Tax Band D
Deposit £1326

Entrance Hallway

W.C

Kitchen

9'10" x 6'9" [3.02 x 2.06]

Dining Room

13'10" x 10'11" [4.24 x 3.34]

Lounge

12'8" x 10'11" [3.87 x 3.35]

First Floor

Bedroom One

13'9" x 10'9" [4.21 x 3.29]

Bedroom Two

12'11" x 10'9" [3.94 x 3.29]

Bedroom Three

9'6" x 7'0" [2.92 x 2.15]

Shower Room

7'3" x 7'1" [2.22 x 2.16]

W.C

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.

