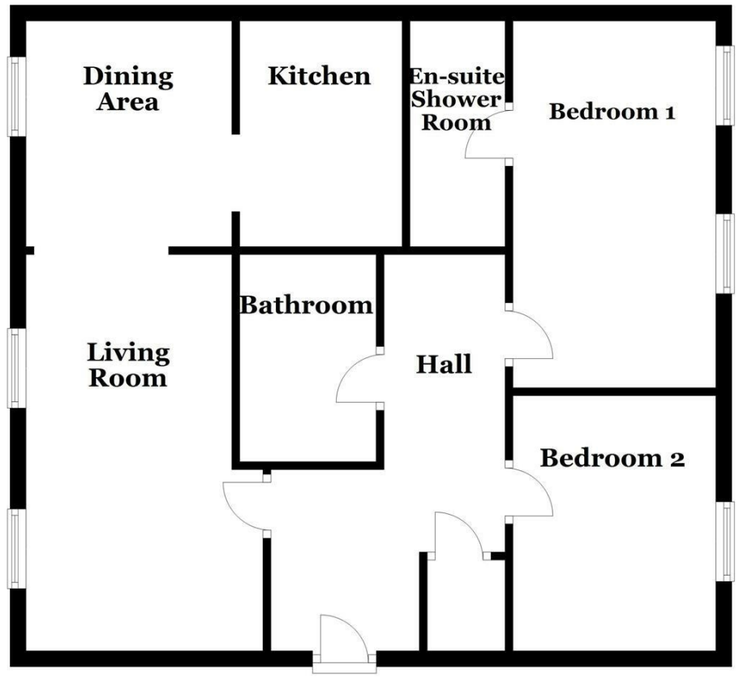
Ground Floor

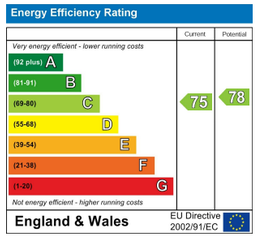


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage



FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

Richard Kendall Mortgages
Richard Kendall Conveyancing
Zoopla.co.uk rightmove arla | propertymark PROTECTED naea | propertymark PROTECTED The Property Ombudsman APPROVED CODE

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

Parklands Manor Tuke Grove, Wakefield, WF1 4AF

For Sale £850 Per Month

ACCOMMODATION

The property briefly comprises of entrance hall, open plan living/dining/kitchen, two bedrooms with bedroom one boasting en suite shower room and three piece suite bathroom/w.c.

Outside there are communal gardens and allocated parking for one vehicle. Allowing lots of natural daylight through the windows whilst also enjoying views to the main road, historic Tower Clock, parking area and to the spacious rear communal garden area.

The property is well placed for access to Wakefield city centre, Pinderfields Hospital and a range of amenities including local shops, bus routes, train station and only a short drive to the motorway network for those wishing to commute further afield.

Deposit £1032
Council Tax Band B

ENTRANCE HALL

Central heating radiator, access to the living/dining/kitchen, two bedrooms and the bathroom. Built in storage cupboard with mains fuse box, internal water pipe stopcock and space for utility items.

LIVING ROOM

16'3" x 8'5" (4.96m x 2.59m)
Wood framed double glazed windows to the side elevation, central heating radiator and an opening through to the dining area.

DINING AREA

9'3" x 8'5" (2.84m x 2.57m)
Wood framed double glazed windows to the side elevation, central heating radiator, laminate flooring and an opening into the kitchen.

KITCHEN

8'9" x 6'7" (2.68m x 2.02m)
Fitted kitchen with an array of wall and base units for storage with black laminate work tops, integrated oven with gas hob, stainless steel splash back and cooker hood. Integrated fridge/freezer, stainless steel sink and drainer unit and spotlights to the ceiling, housing the Baxi boiler. Space and plumbing for washing machine and dishwasher.

BEDROOM ONE

15'1" x 8'4" (4.6m x 2.56m)
Two wood framed double glazed windows to the front elevation, two central heating radiator and door leading to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.

3'10" x 8'9" (1.19m x 2.67m)
Walk in shower cubicle with glass shower screen and wall mounted shower, wash hand basin and low flush w.c. Central heating radiator, partially tiled walls and spotlights to the ceiling. Wall mounted mirror cupboard.

BEDROOM TWO

9'8" x 8'5" (2.96m x 2.59m)
Wood framed double glazed window to the front elevation and central heating radiator.

BATHROOM/W.C.

5'6" x 8'5" (1.70m x 2.58m)
Three piece suite comprising bath, wash hand basin and low flush w.c. Central heating radiator, spotlights to the ceiling and partially tiled walls. Wall mounted mirror cupboard.

OUTSIDE

There are communal gardens and one allocated parking space.

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.