

Richard  
Kendall  
Lettings



**RENT £720 Per Month DEPOSIT £830**

**3 Wensley Street East, Horbury, Wakefield, WF4 6DX**

### 3 Wensley Street East, Horbury, Wakefield, WF4 6DX

#### Accommodation

The property welcomes you into a bright entrance hall leading through to a stylish open-plan kitchen and living area, perfect for modern living and entertaining. The recently fitted kitchen features an integrated oven, hob, and fridge, providing a sleek and contemporary finish. To the rear, a useful porch area provides access to the garden.

Upstairs, the first floor comprises a generously sized double bedroom complete with fitted wardrobes, a well-proportioned single bedroom with built-in cupboard, and a modern bathroom fitted with a shower over the bath.

Externally, the property benefits from a low-maintenance paved garden to the rear, ideal for relaxing or outdoor dining. To the front, on-street permit parking is available.

Council Tax Band A  
Deposit £830

#### Entrance Hallway

#### Kitchen/Living Area

14'2" x 14'2" [4.32 x 4.32]

#### Stairs to first floor

#### Bedroom One

9'1" x 9'0" [2.79 x 2.76]

#### Bedroom Two

6'2" x 6'10" [1.89 x 2.10]

#### House 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 Goodlord. 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.

