

Richard
Kendall
Lettings



RENT £720 Per Month DEPOSIT £830

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

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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.

