



**RENT £1,250 PCM DEPOSIT £1,442**

14 Clayton Rise, Wakefield, WF1 2LG

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## Accommodation

The ground floor offers a welcoming and well-proportioned layout. At the heart of the home is a contemporary dining kitchen, fitted with an oven and hob and providing ample space for family dining and entertaining. A bright and comfortable lounge creates an inviting space to relax.

An inner hallway leads to a stylish modern bathroom featuring a three-piece suite with shower over the bath. There are also two ground floor bedrooms, one benefiting from a fitted cupboard and direct access to a delightful conservatory/sun room, an ideal additional reception space overlooking the garden.

To the first floor, you will find two further generously sized bedrooms, both complete with fitted cupboards, offering excellent storage solutions and versatile living space.

## Outside

To the front of the property is a driveway providing ample off-street parking, which leads to a garage. To the rear, a low-maintenance flagged garden offers a private outdoor space perfect for relaxing or entertaining with minimal upkeep required.

Council Tax Band B  
Deposit £1442

## Dining Kitchen

16'7" x 8'6" [5.08 x 2.61]

## Lounge

16'11" x 10'8" [5.16 x 3.26]

## House Bathroom

## Bedroom One

13'3" x 10'7" [4.05 x 3.23]

## Bedroom Two

8'8" x 8'9" [2.65 x 2.67]

## Conservatory

8'8" x 6'11" [2.66 x 2.11]

## Stairs to first floor

## Bedroom Three

11'11" x 10'9" [3.64 x 3.29]

## Bedroom Four

14'2" x 8'0" [4.34 x 2.45]

## 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.

