



RENT £895 Per Month DEPOSIT £1,032

70 Ruskin Drive, Castleford, WF10 3BD

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ACCOMMODATION

The accommodation briefly comprises entrance hall, living room with opening into the dining room, which leads through to the kitchen. The kitchen provides access to the side porch and downstairs w.c.

To the first floor there is access to three bedrooms, family bathroom and loft access.

To the front there is a paved driveway providing parking for one car, and lawned gardens to both the front and rear. The rear also has a paved patio area.

Council Tax Band A
Deposit - £1,032

ENTRANCE HALL

6'10" x 12'1" [2.10m x 3.69m]
UPVC entrance door. Central heating radiator, doors leading to the kitchen, living room and understairs storage. Staircase providing access to the first floor landing.

LIVING ROOM

12'1" x 13'7" [3.69m x 4.15m]
UPVC double glazed leaded window to the front, dado rail, coving to the ceiling, central heating radiator, opening into the dining room.

DINING ROOM

8'5" x 10'9" [2.59m x 3.28m]
Central heating radiator, coving to the ceiling, UPVC double glazed sliding door leading out onto the rear patio area. Timber door into the kitchen.

KITCHEN

10'1" x 8'5" [3.09m x 2.57m]
Timber door with glass panelling into the side porch, coving to the ceiling, central heating radiator and UPVC double glazed leaded window to the rear, range of wall and base units with laminate work surface over, tiled splashback, space and plumbing for a washing machine, space for electronic oven, stainless steel sink and drainer with stainless steel taps, Valliant combi boiler.

SIDE PORCH

5'8" x 4'1" [1.75m x 1.26m]
UPVC double glazed door with frosted stained glass window pane leading to the side, UPVC double glazed frosted window to the side, further timber door into the downstairs w.c.

DOWNSTAIRS W.C.

3'10" x 2'11" [1.18m x 0.91m]
Single glazed frosted window to the side, low flush w.c.

FIRST FLOOR LANDING

5'8" x 7'4" [1.74m x 2.25m]
Central heating radiator, UPVC double glazed window to the side, loft access and doors to the bathroom/w.c. and three bedrooms.

BEDROOM ONE

12'0" x 12'0" max x 10'5" min [3.67m x 3.66m max x 3.18m min]
UPVC double glazed window to the front, central heating radiator and two timber doors leading into storage/wardrobes.

BEDROOM TWO

13'5" x 8'6" [4.09m x 2.61m]
Central heating radiator and a UPVC double glazed window to the rear. Timber door into wardrobe/storage cupboard.

BEDROOM THREE

8'5" x 9'0" max x 6'7" min [2.57m x 2.75m max x 2.03m min]
Central heating radiator and UPVC double glazed window to the front.

BATHROOM/W.C.

7'2" x 5'5" [2.19m x 1.67m]
Low level w.c., pedestal wash basin with stainless steel taps, bath with stainless steel taps and a shower over with attachment. Part tiled, central heating radiator and UPVC double glazed frosted window to the rear.

OUTSIDE

Mainly lawned garden with hedged borders to the front with a pathway. Paved driveway providing parking for one car. Paved pathway leading around to the side and rear of the property. The rear garden is mainly lawned with walled and fenced borders. Paved patio area ideal for outdoor entertaining and dining purposes. External store attached to the property.

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.

