



**RENT £1,350 Per Month DEPOSIT £1,557**

32 Longlands Road, Ossett, WF5 0QU

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## Accommodation

As you enter, you're greeted by two bright and airy reception rooms, with the dining area boasting French doors opening directly into the garden, allowing natural light to flood the space and offering an effortless transition between indoor and outdoor living.

The brand-new Howdens kitchen is a standout feature, designed with both functionality and elegance in mind. Equipped with top-of-the-line soft-close units and drawers, a new oven, hob. A dishwasher and washing machine will also be supplied.

Upstairs, you'll find three generously sized double bedrooms, two of which are particularly spacious, offering plenty of room to relax and unwind. The third bedroom is also a great size, whether for a child's room, a guest bedroom, or a home office. The modern family bathroom completes the upstairs, featuring a shower over the bath, creating a stylish and functional space.

Outside, the property is in the process of being beautifully landscaped, offering a fantastic opportunity to enjoy the outdoors in a newly designed garden. There's also a private driveway and a garage, providing ample space for parking and storage.

In addition to the stylish updates, this home boasts a B-rated EPC, and the newly installed solar panels feed directly into the meter, offering an environmentally friendly solution to help reduce energy costs.

This fully refurbished home blends contemporary upgrades with thoughtful design, making it a perfect choice for those looking for a move-in ready property. With spacious living areas, a high-quality kitchen, and energy-efficient features, this home is sure to impress. Don't miss the chance to make it yours—book a viewing today!

Council Tax Band C  
Deposit £1557

**Lounge**  
13'5" x 12'10" [4.09m x 3.92m]

**Dining area with patio doors**  
11'3" x 11'11" [3.43m x 3.64m]

**Kitchen**  
9'3" x 7'6" [2.82m x 2.31m]

**Stairs First Floor**

## Bedroom One

11'1" x 12'1" [3.39m x 3.69m]

## Bedroom Two

13'5" x 10'3" [4.11m x 3.13m]

## Bedroom Three

8'1" x 8'8" [2.48m x 2.66m]

## 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.

