Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

185 Painthorpe Lane, Crigglestone, Wakefield, WF4 3HF

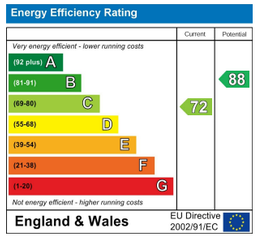
For Sale £950 Per Month

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage



FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

ACCOMMODATION

The property briefly comprises of entrance hall, open plan lounge/dining room and kitchen. To the first floor landing there are three bedrooms and family bathroom. Externally there are easy to maintain gardens to the front and rear, as well as driveway parking to the rear.

The property is close to local shops and amenities, as well as being a short drive away from the motorway network for those looking to commute further afield for work.

Council Tax Band B
Deposit £1096

HALLWAY

Central heating radiator, newly carpeted and spotlights to the ceiling. Built in storage cupboard under the stairs and door to open plan lounge/dining room.

LOUNGE/DINING ROOM

24'11" x 10'6" (7.60m x 3.22m)

UPVC double glazed bay window to the front, two central heating radiators and UPVC double glazed French doors leading out to the rear garden. Newly carpeted and open archway leading through to the modern fitted kitchen.

KITCHEN

10'7" x 8'1" (3.24m x 2.47m)

Modern fitted kitchen with an array of wall and base units for storage incorporating grey sink and drainer unit, integrated gas hob with integrated oven and cooker hood, integrated fridge/freezer, space for a washing machine, dryer and dishwasher. Spotlights to the ceiling, central heating radiator and UPVC double glazed window to the rear.

FIRST FLOOR LANDING

Loft hatch leading to the loft for storage, spotlights and access to three bedrooms and family bathroom.

BEDROOM ONE

14'3" x 10'6" (4.35m x 3.21m)

UPVC double glazed window to the front and central heating radiator.

BEDROOM TWO

10'10" x 8'6" (3.31m x 2.60m)

UPVC double glazed window to the rear, built in storage cupboard and central heating radiator.

BEDROOM THREE

8'4" x 5'11" (2.55m x 1.82m)

UPVC double glazed window to the front and central heating radiator.

BATHROOM/W.C.

7'10" x 5'6" (2.40m x 1.70m)

UPVC double glazed frosted window to the rear, three piece suite comprising wall mounted shower over the bath, wash hand basin with mixer tap and low flush w.c. Chrome ladder style radiator, spotlights to the ceiling and extractor fan. Fully tiled walls.

OUTSIDE

To the front of the property there is gated entry with an easy to maintain lawn with soil and bush border with brick walls surrounding. To the rear of the property there is a rear gated pebbled drive with ample space for one-two cars, easy to maintain lawn with flagged walkway leading down to a flagged patio seating area with wood fencing surrounding. The garden is low maintenance and well presented.

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.