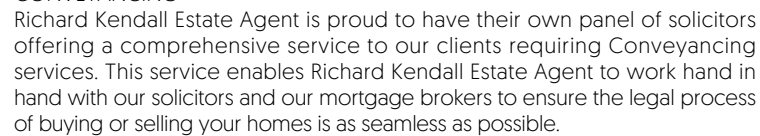


The floor plan shows a rectangular layout. On the left is a large **Living Room**. To its right is a **Dining Area**, which is adjacent to a **Kitchen** at the top. Below the kitchen is a **Bathroom**. To the right of the kitchen is an **En-suite Shower Room** that connects to **Bedroom 1**. A central **Hall** provides access to the living room, bathroom, en-suite, and two bedrooms. **Bedroom 2** is located at the bottom right. The plan includes several doors, some shown as arcs, and windows are indicated by small rectangles on the exterior walls.

The logo for Richard Kendall Estate Agent is a dark green oval. Inside the oval, there is a white outline of a house. The name "Richard Kendall" is written in a white serif font, with "Richard" on the top line and "Kendall" on the bottom line, both centered within the house outline. Below the house outline, the words "Estate Agent" are written in a smaller, white sans-serif font.



ACCOMMODATION

The property briefly comprises of entrance hall, open plan living/dining/kitchen, two bedrooms with bedroom one boasting en suite shower room and three piece suite bathroom/w.c.

Outside there are communal gardens and allocated parking for one vehicle. Allowing lots of natural daylight through the windows whilst also enjoying views to the main road, historic Tower Clock, parking area and to the spacious rear communal garden area.

The property is well placed for access to Wakefield city centre, Pinderfields Hospital and a range of amenities including local shops, bus routes, train station and only a short drive to the motorway network for those wishing to commute further afield.

Deposit £1032
Council Tax Band B

ENTRANCE HALL

Central heating radiator, access to the living/dining/kitchen, two bedrooms and the bathroom. Built in storage cupboard with mains fuse box, internal water pipe stopcock and space for utility items.

LIVING ROOM

16'3" x 8'5" [4.96m x 2.59m]
Wood framed double glazed windows to the side elevation, central heating radiator and an opening through to the dining area.

DINING AREA

9'3" x 8'5" [2.84m x 2.57m]
Wood framed double glazed windows to the side elevation, central heating radiator, laminate flooring and an opening into the kitchen.

KITCHEN

8'9" x 6'7" [2.68m x 2.02m]
Fitted kitchen with an array of wall and base units for storage with black laminate work tops, integrated oven with gas hob, stainless steel splash back and cooker hood. Integrated fridge/freezer,

stainless steel sink and drainer unit and spotlights to the ceiling, housing the Baxi boiler. Space and plumbing for washing machine and dishwasher.

BEDROOM ONE

15'1" x 8'4" [4.6m x 2.56m]
Two wood framed double glazed windows to the front elevation, two central heating radiator and door leading to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.

3'10" x 8'9" [1.19m x 2.67m]
Walk in shower cubicle with glass shower screen and wall mounted shower, wash hand basin and low flush w.c. Central heating radiator, partially tiled walls and spotlights to the ceiling. Wall mounted mirror cupboard.

BEDROOM TWO

9'8" x 8'5" [2.96m x 2.59m]
Wood framed double glazed window to the front elevation and central heating radiator.

BATHROOM/W.C.

5'6" x 8'5" [1.70m x 2.58m]
Three piece suite comprising bath, wash hand basin and low flush w.c. Central heating radiator, spotlights to the ceiling and partially tiled walls. Wall mounted mirror cupboard.

OUTSIDE

There are communal gardens and one allocated parking space.

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 Rightmove Referencing. 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.