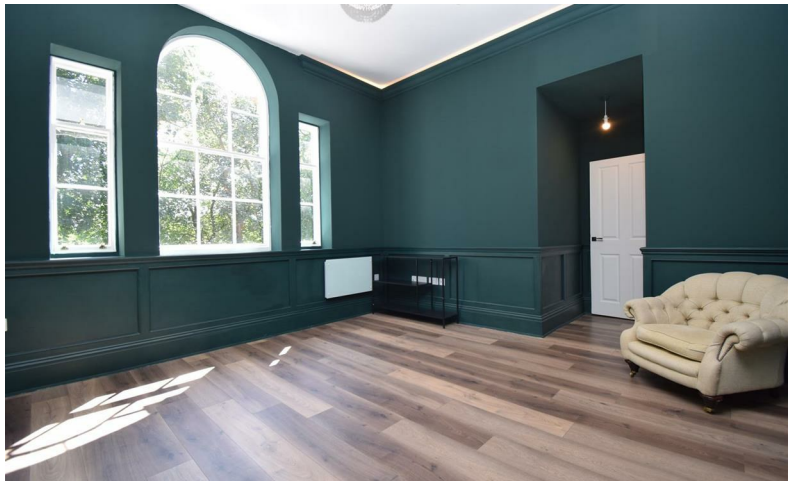
Richard Kendall
Lettings







# RENT £1,000 Per Month  DEPOSIT £1,153

**Apartment 5, Langton Lodge 5 South Parade,  Wakefield, WF1 1LR**

# Apartment 5, Langton Lodge 5 South Parade, Wakefield, WF1 1LR

## Accommodation

Situated within one of Wakefield's most sought-after residential locations, Langton Lodge is an attractive period building that reflects the architectural elegance of the Victorian era. South Parade has long been admired for its impressive historic homes, leafy surroundings and close proximity to the city centre, offering residents the perfect balance of heritage, tranquillity and convenience.

The apartment occupies a prime position overlooking parkland while being just a short distance from Wakefield city centre, where an excellent selection of shops, cafés, restaurants, bars and leisure facilities can be found. The city is also renowned for its cultural attractions, including The Hepworth Wakefield and the Yorkshire Sculpture Park, while Wakefield Westgate railway station offers direct services to Leeds, London King's Cross and other major destinations. Wakefield Kirkgate station provides additional regional connections, and the nearby M1 and M62 motorway networks make commuting across Yorkshire and beyond exceptionally convenient.

Accessed via a secure video entry system, the apartment is finished to a high standard throughout while sympathetically retaining its beautiful period charm. High ceilings, original sash windows and elegant architectural detailing create a wonderful sense of space and light, complemented by a calming colour scheme.

The welcoming entrance hall includes a useful airing cupboard housing a washer/dryer. The modern bathroom is stylishly appointed and features a bath with a shower over, complete with a drench shower head and quality contemporary fittings.

There are two well-proportioned bedrooms, both enhanced by attractive feature lighting. The principal bedroom includes a freestanding cabinet and matching dressing table, while the second bedroom benefits from an extendable bed together with excellent storage provided by wardrobes and shelving, making it equally suitable as a guest bedroom or home office.

The superb kitchen has been thoughtfully designed with a range of modern units and integrated oven, hob and dishwasher, together with a freestanding fridge freezer. A practical breakfast bar provides the perfect spot for casual dining or home working.

The elegant living room is undoubtedly one of the apartment's standout features. Beautifully decorated in a colour scheme that complements the property's original character, the room is flooded with natural light through a magnificent original arched sash window, perfectly framing the attractive parkland views.

Externally, the property benefits from an allocated off-street parking space, additional visitor parking and access to a well-maintained communal rear yard. Combining historic charm with modern comfort in an enviable location, this outstanding apartment offers an exceptional opportunity to enjoy stylish living in one of Wakefield's most desirable addresses. Early viewing is highly recommended.

Council Tax Band B
Deposit £1153

## Application and Payments

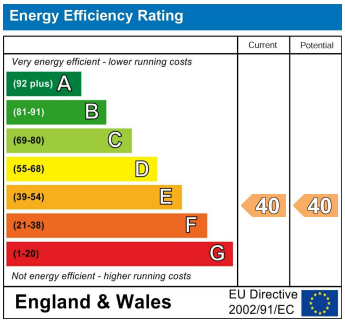
Once you have decided to apply for a Property we will give you a Pre-Application Form to be completed before passing your details over to our referencing company Goodlord. The pre-Application Terms explain in more detail the Consents requested from Applicants, Payments due from Tenants, the Process involved 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.




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