Richard Kendall
Lettings





RENT £1,395 Per Month DEPOSIT £1,609

St Pauls Vicarage St Pauls Drive, Wakefield, WF2 0BT

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Accommodation

A spacious detached four bedroom property with three reception rooms and a large garden within close proximity to local shops and amenities as well as the M1 motorway

The property comprises of an entrance hallway off which is a downstairs wc and storage cupboard. There are three reception rooms all of good proportions and a fitted kitchen with a pantry and utility room located off it.

On the first floor are four double bedrooms as well as a storage cupboard and a family bathroom with separate wc. Outside are garden to the front and rear with ample off street parking and garage.

Council Tax Band D

Deposit - £1,609

Entrance Hallway

Downstairs w.c

Reception Room One
16'5" x 12'2" (5.02m x 3.73m)

Reception Room Two
14'0" (max) x 10'10" (4.28m (max) x 3.32m)

Reception Room Three
12'11" (max) x 12'2" (3.95m (max) x 3.72m)

Kitchen
14'10" x 9'5" (4.53m x 2.88m)

Pantry

Utility Room

Stairs To First Floor

Bedroom One
16'5" x 12'3" (5.02m x 3.75m)

Bedroom Two
12'10" x 10'11" (3.93m x 3.33m)

Bedroom Three
12'2" x 10'3" (3.72m x 3.14m)

Bedroom Four
10'10" x 9'5" (3.32m x 2.88m)

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

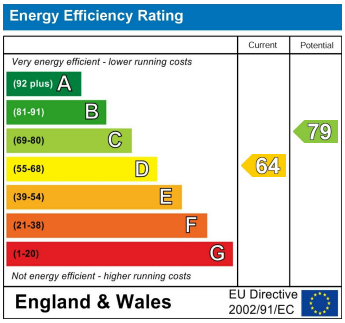
Once you have decided to apply for a Property we will give you a Pre-Application Form to be completed before passing your details over to our referencing company Rightmove. The pre-Application Terms explain in more detail the Consents requested from Applicants, Payments due from Tenants, the Process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