



**RENT £1,500 Per Month    DEPOSIT £1,730**

**2 Lee Crescent, Durkar, Wakefield, WF4 3BU**



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### Accommodation

From the moment you step into the large, welcoming entrance hallway, you'll appreciate the sense of space and natural light that flows throughout this home.

At the heart of the home is a stunning open-plan kitchen, living, and dining area, perfectly suited for modern family life and entertaining guests. High-end finishes complement the sleek design and comes equipped with an oven, hob and fridge freezer. The expansive sliding patio doors open out to a spacious patio area and good-sized lawn, ideal for children, social gatherings, or relaxing afternoons in the sun.

All three bedrooms are generously proportioned, providing ample space for families or those who work from home served by a beautiful bathroom. A large driveway offers off-street parking for multiple vehicles, and the property is within walking distance of local shops and amenities.

Council Tax Band C

### 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.

