Richard Kendall
Lettings







RENT £795 Per Month DEPOSIT £917

42 Warren Avenue, Wakefield, WF2 7JN

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Accommodation

The property is approached via a front entrance porch, leading into a welcoming lounge. To the rear is a well-equipped kitchen, along with a useful rear porch providing access to a downstairs WC and boiler cupboard.

To the first floor are two good-sized bedrooms, both offering comfortable and versatile living space, together with a family bathroom.

Outside, the property benefits from on-street parking to the rear, while the substantial rear garden provides an excellent outdoor space with plenty of potential for entertaining, gardening or family enjoyment.

Ideally situated in Wakefield, the property is conveniently located for local amenities and transport links, making it well placed for access to the surrounding areas.

Council Tax Band A
Deposit £917

Application and Payments

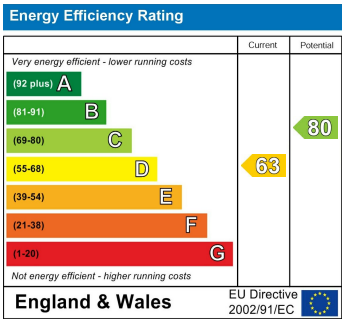
Once you have decided to apply for a Property we will give you a Pre-Application Form to be completed before passing your details over to our referencing company Goodlord. The pre-Application Terms explain in more detail the Consents requested from Applicants, Payments due from Tenants, the Process involved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