



**RENT £1,250 PCM DEPOSIT £1,442**

21 Dewsbury Road, Tingley, Wakefield, WF3 1LN

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## ACCOMMODATION

A fantastic three bedroom semi-detached property situated in Tingley offering access to Leeds, Wakefield and Morley.

The property comprises of entrance hallway, Lounge, Spacious kitchen diner offering access to the laundry room, downstairs shower room and access to rear garden.

To the first floor are two double bedrooms and one single bedroom. Also to the first floor is a house bathroom with three piece suite.

To the rear is a low maintenance lawn garden and to the front of the property is driveway parking.

Council Tax Band C.

## LOUNGE

18'9" x 12'4" [5.71 x 3.75]

## KITCHEN

20'8" x 19'11" [6.31 x 6.06]

## DOWNSTAIRS W.C

13'3" x 4'9" [4.05 x 1.44]

## LAUNDRY ROOM

9'5" x 8'10" [2.86 x 2.69]

## STAIRS TO FIRST FLOOR

## HOUSE BATHROOM

7'6" x 6'0" [2.29 x 1.83]

## MASTER BEDROOM

15'6" x 9'11" [4.73 x 3.02]

## BEDROOM TWO

12'9" x 9'3" [3.89 x 2.83]

## BEDROOM THREE

7'7" x 5'8" [2.31 x 1.73]

## DIMENSIONS

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.

