



RENT £1,700 Per Month DEPOSIT £1,961

2 Elm Grove, Horbury, Wakefield, WF4 5EP

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Accommodation

Enjoying a prime residential position, the property is ideally placed for access to an excellent range of local amenities. Horbury town centre is just a short distance away and offers a vibrant selection of independent boutiques, supermarkets, cafés, restaurants, healthcare facilities and leisure amenities. Families are particularly well catered for, with a choice of highly regarded primary and secondary schools nearby, while commuters benefit from excellent transport connections to Wakefield city centre, the M1 motorway network and regular public transport services serving the wider area.

The accommodation is both spacious and well-balanced throughout. A welcoming entrance hallway creates an immediate sense of space and provides access to a convenient ground floor W.C. and a dedicated study, offering the perfect environment for home working or quiet reading. The generous lounge provides an inviting space for relaxation, while the separate dining room is ideal for formal entertaining and family gatherings.

At the heart of the home lies a well-appointed fitted kitchen, thoughtfully arranged to provide ample storage and workspace, seamlessly incorporating a breakfast/snug area that creates a sociable hub for everyday family living. A separate utility room offers practical laundry facilities and additional storage, with internal access leading directly into the double garage.

To the first floor, a spacious landing leads to four well-proportioned bedrooms. The impressive principal suite serves as a luxurious retreat, featuring a dedicated dressing area complete with fitted wardrobes and storage cupboards, which in turn leads to a private en-suite bathroom. Three further generously sized bedrooms provide flexible accommodation for family members and guests, all served by a well-appointed family bathroom.

Externally, the property continues to impress. To the front, an attractive garden enhances the home's kerb appeal, while a substantial driveway provides ample off-street parking and access to the double garage. The generous rear garden offers a wonderful outdoor haven, fully enclosed to provide privacy and security. Predominantly laid to lawn and complemented by a paved patio seating area, it presents the perfect setting for al fresco dining, summer entertaining, and children to play safely.

Combining spacious and adaptable accommodation,

attractive outdoor space and a highly sought-after cul-de-sac location, this exceptional family home presents a rare opportunity to acquire a property perfectly suited to modern family living in one of Horbury's most desirable residential settings.

Council Tax Band F

Deposit £1961

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.

