Richard Kendall
Lettings

RENT £895 Per Month DEPOSIT £1,032

2 Lee Brigg, Altofts, WF6 2JJ

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Accommodation

This charming property offers spacious and versatile living accommodation throughout and has been newly decorated and with quality new carpets. To the ground floor, you'll find two elegant reception rooms, providing flexible space for both relaxing and entertaining. The welcoming lounge is filled with natural light, while the separate dining room creates the ideal setting for meals or social gatherings. A well-appointed kitchen sits to the rear of the property, thoughtfully designed with ample storage and workspace to meet modern-day needs.

Upstairs, the home continues to impress with two generously sized bedrooms and a stylish family bathroom, all beautifully maintained and ready to move straight into.

Externally, the property boasts low maintenance gardens to both the front and rear, perfect for enjoying outdoor living during the warmer months. To the rear, there is the added benefit of a designated off-street parking space.

Situated in a popular residential area close to local amenities, schools, and excellent transport links, this delightful home combines comfort, practicality, and location.

Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

Council Tax Band A
Deposit £1096

Lounge

13'3" x 11'10" (4.05m x 3.62m)

Dining Room

12'7" x 12'11" (3.86m x 3.95m)

Kitchen

13'11" x 7'2" (4.25m x 2.20m)

First floor landing

Bedroom One

13'2" x 11'10" (4.02m x 3.62m)

Bedroom Two

12'11" x 6'5" (3.94m x 1.96m)

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

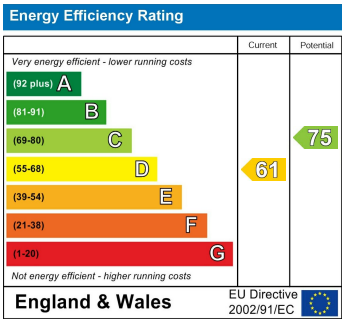
Once you have decided to apply for a Property we will give you a Pre-Application Form to be completed before passing your details over to our referencing company Goodlord. The pre-Application Terms explain in more detail the Consents requested from Applicants, Payments due from Tenants, the Process involved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