Richard Kendall
Lettings







RENT £2,000 Per Month DEPOSIT £2,307

645 Barnsley Road, Newmillerdam, Wakefield, WF2 6QF

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Accommodation

The property comprises of an entrance hallway with w.c. leading through to a spacious lounge with French doors that open out onto the garden. A second reception room also has French doors leading out onto the patio and enjoying the spectacular far reaching views. Off an inner hallway is a breakfast kitchen with breakfast bar and appliances including an oven, hob, convection oven, fridge freezer and dishwasher, opposite the kitchen is a useful utility room. There is a bathroom with shower over bath, four good size bedrooms with the master enjoying a en-suite shower room and fitted wardrobes.

Outside there are stunning views to be enjoyed as well as a lawned garden with mature borders, patio and a driveway.

Council Tax Band D
Deposit - £2,307

Entrance Hallway

Cloakroom/W.C

Lounge
18'4" x 16'3" (5.60 x 4.97)

Kitchen
13'10" x11'1" (4.22 x3.38)

Utility Room
6'11" x 6'3" (2.11 x 1.93)

Dining Room
13'10" x 11'1" (4.22 x 3.40)

House Bathroom
8'7" x 6'9" (2.64 x 2.06)

Master Bedroom
19'5" x 12'9" (5.94 x 3.89)

En Suite

Bedroom Two
13'10" x 8'11" (4.24 x 2.72)

Bedroom Three
11'1" x 9'1" (3.40 x 2.77)

Bedroom Four
11'1" x 9'1" (3.40 x 2.77)

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

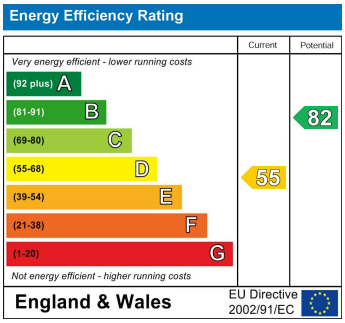
Once you have decided to apply for a Property we will give you a Pre-Application Form to be completed before passing your details over to our referencing company Goodlord. The pre-Application Terms explain in more detail the Consents requested from Applicants, Payments due from Tenants, the Process involved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