



RENT £925 PCM DEPOSIT £1,067

14 St Georges Court, Havercroft, Wakefield, WF4 2EH

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ACCOMMODATION

The property comprises of, modern kitchen, spacious lounge which has a feature fireplace and enjoys an open aspect over the front garden, Two bedrooms and house bathroom.

The property has UPVC double glazing throughout and has a modern gas central heating system.

Outside the block paved driveway provides access to the single detached garage.

Council Tax Band B
Deposit £1,067

KITCHEN

13'4" x 8'8" MAX [4.06 x 2.64 MAX]

UPVC double glazed door set within a recessed storm porch to the side. Further glazed doors lead to an inner hallway and lounge. The kitchen is fitted with a range of cream high gloss base and wall height units with brushed steel rod handles and complementary granite effect laminate work surfaces. Inset stainless steel sink and drainer unit with half sink and mixer tap, integrated four ring ceramic hob with electric oven below and stainless steel chimney style extractor hood over. Plumbing for an automatic washing machine and space for a tall fridge/freezer. Coving to the ceiling, low maintenance marble effect clad ceiling with inset ceiling spotlights, brick pattern tiled splash back areas and central heating radiator

LOUNGE

10'5" x 16'7" [3.18 x 5.05]

UPVC double glazed window to the front, coving to the ceiling, central heating radiator and a electric fire with a white painted surround with marble effect interior and marble hearth.

INNER HALLWAY

Access to boarded out loft via pull down ladder. The loft has power, light and is suitable for storage. Doors leading to two bedrooms and the bathroom/w.c.

BEDROOM ONE

12'2" x 8'6" to fitted wardrobes [3.71 x 2.59 to fitted wardrobes]
UPVC double glazed window to the rear, two double sliding door fronted fitted wardrobes, further central storage unit and central heating radiator.

BEDROOM TWO

8'7" x 8'9" [2.62 x 2.67]

UPVC double glazed window to the rear, coving to the ceiling and central heating radiator.

BATHROOM/W.C.

Fitted with a white three piece suite comprising panelled bath with chrome mixer tap and separate T-bar thermostatic shower over, glass shower screen, pedestal wash basin with chrome mono-block mixer tap and a close coupled low flush w.c. The walls are fully tiled in a Travertine effect finish with contrasting glass mosaic inserts, low maintenance marble effect ceiling with inset ceiling spotlights, wall mounted extractor fan, ceramic tiled floor and chrome heated towel radiator.

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 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.

