



RENT £1,650 PCM DEPOSIT £1,903

25 Barratts Road, Wakefield, WF1 3RT

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Accommodation

The property has a large central hallway off which are a total of five bedrooms, the master having a range of fitted wardrobes and French doors leading out to the garden. There is also a family bathroom and separate shower room as well as a dining area, a generous lounge and a fabulous kitchen/diner with range cooker.

Outside to the front is a driveway and double garage. To the rear is a well maintained garden with patio and lawn.

Council Tax Band D
Deposit £1903

Entrance Hallway

Kitchen

18'6" x 15'8" [5.64 x 4.78]

Living Room

18'2" x 12'5" [5.56 x 3.81]

Dining Area

10'2" x 13'6" [3.10 x 4.14]

Shower Room

Bedroom One

14'11" x 10'0" [4.57 x 3.07]

Family Bathroom

Bedroom Two

11'5" x 11'5" [3.48 x 3.48]

Bedroom Three

10'0" x 11'3" [3.05 x 3.45]

Bedroom Four

12'7" x 17'3" [3.84 x 5.26]

Bedroom Five

11'1" x 8'5" [3.38 x 2.57]

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.

