



RENT £1,395 Per Month DEPOSIT £1,609

57 Aberford Road, Stanley, Wakefield, WF3 4NH

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Accommodation

The property comprises of an entrance hallway, a living room, and a superb open plan kitchen/ living area, ideal for entertaining, with granite worktops, integrated oven, hob and dishwasher, a central breakfast island and French doors leading to the rear garden.

Off the first floor landing are two large bedrooms, the master having a wardrobe and woodland views, a single bedroom with single bed and a family bathroom with shower over the bath.

Outside to the rear is an enclosed garden with patio and lawn where you can enjoy some countryside views. Whilst to the front is a driveway providing off street parking.

Council Tax Band C

Entrance Hallway

Living Room

12'2" x 12'2" [3.73m x 3.71m]

Kitchen / Living Area

25'2" max x 16'5" [7.68 max x 5.01m]

Stairs to first floor

Bedroom One

13'10" x 12'1" [4.23m x 3.69]

Bedroom Two

12'4" x 12'1" [3.78m x 3.69m]

Bedroom Three

7'8" x 6'2" [2.36m x 1.89m]

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 Rightmove Referencing. 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.

