



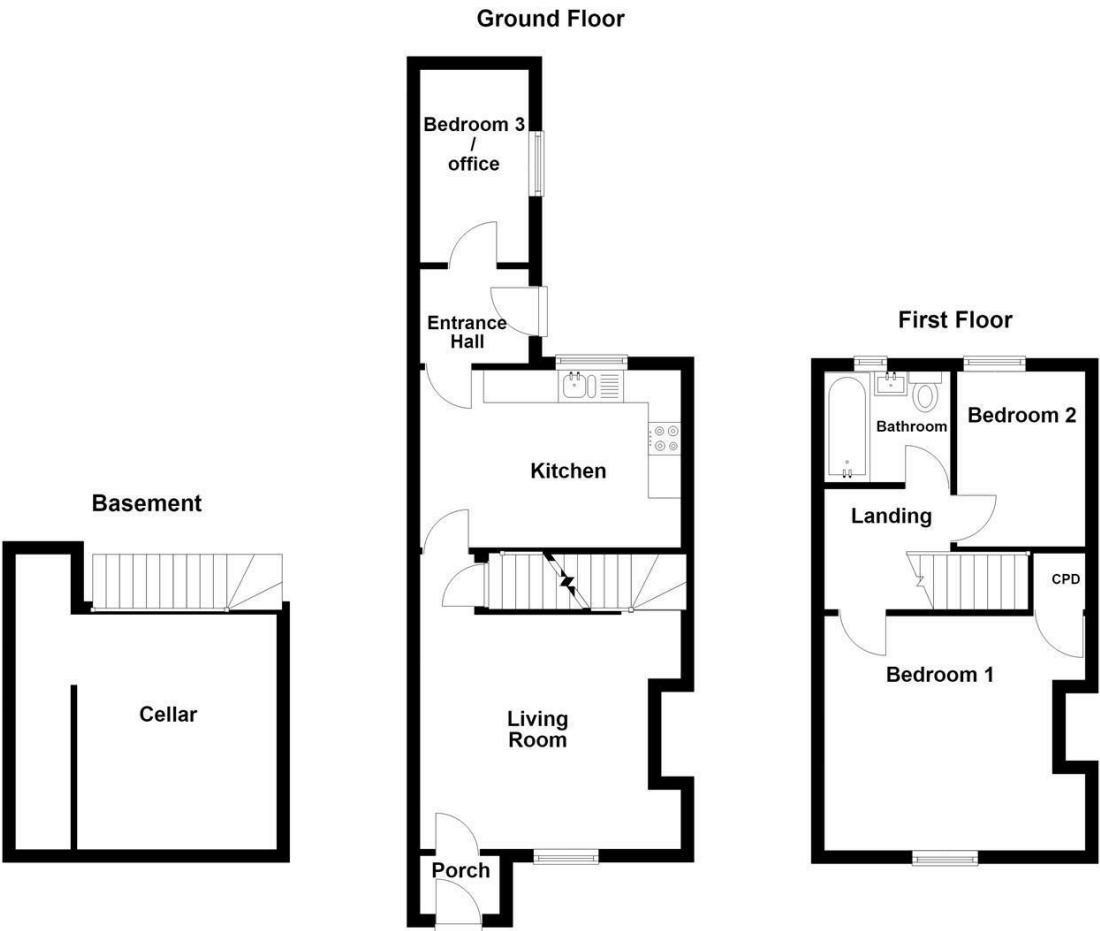
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

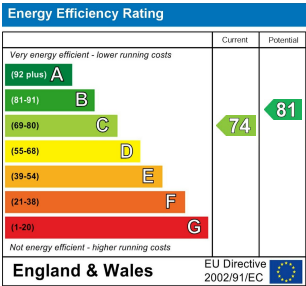


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage



FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



3 Green End Lane, Wakefield, WF2 7AG
For Sale £998 Per Month



Accommodation

The accommodation briefly comprises an entrance porch leading into a spacious lounge, with access to a useful cellar providing excellent storage. To the rear is a newly fitted contemporary kitchen, complete with a brand new oven, hob and slimline dishwasher, along with ample space for a breakfast table. Completing the ground floor is a versatile reception room, ideal for use as a home office, dining room or third bedroom. To the first floor are two well proportioned bedrooms and a modern house bathroom fitted with a three piece suite incorporating a shower over the bath.

Externally, the property enjoys an attractive and enclosed low maintenance rear garden, providing the perfect space for relaxing or outdoor dining.

The property occupies a highly convenient position within easy reach of Wakefield city centre, offering an excellent range of shops, restaurants, cafés and leisure facilities. Thornes Park is just a short walk away, providing extensive parkland, a

boating lake, sports facilities and picturesque walks. The beautiful countryside and walking trails of Pugneys Country Park and Newmillerdam Country Park are also only a short drive away, making this an ideal location for those who enjoy the outdoors. Excellent transport links, including nearby motorway access and Wakefield's railway stations, make the property particularly appealing to commuters.

Finished to a high standard throughout and ready to move straight into and an early viewing is highly recommended.

Council Tax Band A
Deposit - £1,151

Entrance Porch

Lounge

Cellar

Kitchen

Bedroom Three/ Office

Stairs to First Floor

Master Bedroom

Bedroom Two

Bathroom

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.