



**RENT £750 PCM DEPOSIT £917**

102 Wrenthorpe Road, Wrenthorpe, Wakefield, WF2 0JS

## ACCOMMODATION

The property includes a lounge, dining kitchen with modern units, useful cellar with external access. On the first floor are two good size bedrooms, the rear bedroom offering impressive countryside views. There is also a well-equipped house bathroom with wc, washbasin, bath with shower over.

Outside to the rear is off street parking and a lawned garden. There is also additional on street parking to the front.

Council Tax Band A

## LOUNGE

12'4" x 11'0" [3.767 x 3.359]

## DINING KITCHEN

13'11" x 11'11" [4.235 x 3.640]

## STAIRS TO FIRST FLOOR

## BEDROOM TWO

10'5" x 7'9" [3.172 x 2.354]

## BATHROOM

10'4" x 5'7" [3.148 x 1.693]

## MASTER BEDROOM

12'5" x 11'0" [3.790 x 3.348]

## 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 an Application Form, a copy of our Application Terms as well as an Individual Referencing Application Form per person, to be completed. The Application Terms explain in more detail the Consents an applicant is asked to give, Payments due, 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.

## Energy Efficiency Rating

