Richard Kendall
Lettings







RENT £1,070 Per Month DEPOSIT £1,234

25 Carnforth Avenue, Wakefield, WF1 2GD

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Accommodation

On the ground floor, the property comprises of entrance hallway with a double bedroom and modern shower room which also incorporates a built in washing machine.

On the first floor is a fantastic open plan living/kitchen dining area with sliding patio leading to a fantastic balcony. The kitchen incorporates an integrated oven, hob, dishwasher, fridge and freezer.

On the second floor is a lovely master bedroom with quality fitted wardrobe off which is an en-suite bathroom.

Outside is a designated parking space.

Council Tax Band B
Deposit £1234

Entrance Hallway

Bedroom Two

8'9" x 15'3" (2.69m x 4.67m)

Shower Room

Stairs to first floor

Kitchen/Lounge

15'3" x 11'1" (4.67m x 3.38m)

Stairs to second floor

Master Bedroom

13'3" x 15'3" (4.04m x 4.65m)

En suite

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

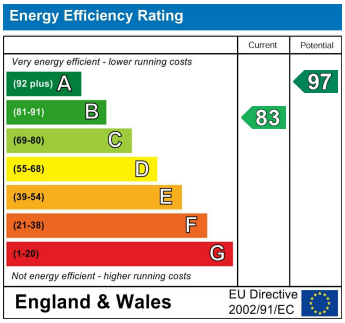
Once you have decided to apply for a Property we will give you a Pre-Application Form to be completed before passing your details over to our referencing company Goodlord. The pre-Application Terms explain in more detail the Consents requested from Applicants, Payments due from Tenants, the Process involved 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.



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