Richard Kendall
Lettings





RENT £980 Per Month DEPOSIT £1,130

16 Carnforth Avenue, Wakefield, WF1 2GD

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Accommodation

The property has a ground floor level with entrance hallway, a double bedroom and a shower room with a utility cupboard housing a washer dryer.

On the first floor is a well proportioned living/kitchen area with French doors leading to a balcony. The kitchen includes an oven, hob, fridge and freezer.

On the second floor is a good size double bedroom with fitted wardrobes and a modern en-suite bathroom with shower over the bath.

Outside to the front is an allocated parking space in front of the property.

Council Tax Band B
Deposit - £1130

Entrance Hallway

Bedroom One

15'4" x 8'11" (4.68m x 2.72m)

Shower Room

Utility Cupboard

Stairs to First Floor

Living/Kitchen Area

15'4" x 11'5" (4.68m x 3.49m)

Stairs to second Floor

Bedroom Two

13'4" x 11'9" (4.07m x 3.60m)

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

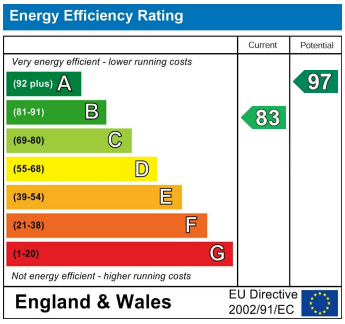
Once you have decided to apply for a Property we will give you a Pre-Application Form to be completed before passing your details over to our referencing company Rightmove. The pre-Application Terms explain in more detail the Consents requested from Applicants, Payments due from Tenants, the Process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