



**RENT £1,495 Per Month DEPOSIT £1,725**

151 Bradford Road, Wakefield, WF1 2AP

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## Accommodation

The property comprises of an entrance hallway with downstairs wc and under stairs storage cupboard off which is a good size lounge with bay window. At the end of the hallway is an impressive kitchen diner including integrated appliances and patio door leading out to the garden.

Off the first floor landing are two generous double bedrooms, a single bedroom and a superb family bathroom with four piece suite including a large walk in shower cubicle.

Outside to the front is a garden and tarmac driveway which leads to a garage. To the rear is a large garden made up of patio, lawn and mature shrubs and trees. A gardener will be employed to attend to the less manageable areas of the garden. The tenant will be responsible for cutting the grass.

Council Tax Band C

## Entrance Hallway

## Downstairs W.C

## Lounge

14'5" x 12'6" [4.41 x 3.82]

## Kitchen/Diner

19'10" x 15'1" [6.07 x 4.60]

## Stairs to First Floor

## Bedroom One

12'7" x 11'3" [3.86 x 3.43]

## Bedroom Two

14'6" x 12'6" [4.44 x 3.83]

## Bedroom Three

6'11" x 7'8" [2.13 x 2.35]

## 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 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

