



Richard  
Kendall  
Lettings



**RENT £750 PCM DEPOSIT £865**

13 Turton Street, Wakefield, WF1 4DR



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## Accommodation

The property comprises of a lounge, a dining kitchen with brand new electric oven and induction hob as well as a fridge freezer and washing machine, off the kitchen is a useful cellar with storage at the top of the stairs.

On the first floor are two well proportioned bedrooms one with a free standing wardrobe and the other with a fitted cupboard as well as a family bathroom with shower over bath.

Outside to the rear is a well maintained manageable garden, with on street permit parking to the front.

Council Tax Band A

## Lounge

13'6" x 11'11" [4.14m x 3.65m]

## Dining kitchen

13'8" x 13'1" [4.17m x 4.01m]

## Cellar

## Stairs to first floor

## Master bedroom

13'8" x 12'0" [4.17m x 3.66m ]

## Bedroom Two

13'1" x 8'1" [4.01m x 2.48m ]

## 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

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	