

Richard  
Kendall  
Lettings



**RENT £795 Per Month DEPOSIT £917**

9 Norman Place, Horbury, Wakefield, WF4 5DH

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### Accommodation

Well-appointed throughout the property briefly comprises of entrance hallway, spacious open plan lounge/kitchen with integrated oven and hob and additional space for a fridge freezer. Off of the kitchen is a separate utility area with washing machine and access to the cellar.

On the first floor is two well sized bedrooms and a modern shower room.

Outside to the front of the property is a well paved area and off street parking.

Council Tax Band A  
Deposit £917

### Lounge/Kitchen

16'0" x 12'10" [4.88 x 3.93]

### Stairs to first floor

### Master Bedroom

9'8" x 9'3" [2.95 x 2.82]

### Bedroom Two

8'4" x 6'4" [2.56 x 1.95]

### 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.

