



**RENT £850 PCM   DEPOSIT £980**

**11 St Christophers Walk, Burton Street, WF1 2UP**

# 11 St Christophers Walk, Burton Street, Wakefield, WF1 2UP

## Accommodation

The property is inclusive of gas central heating with a recently installed boiler, UPVC double glazing and an entry phone system and in brief comprises communal entrance to flat, entrance hall with storage cupboard off, boiler cupboard off, lounge with patio doors, fitted kitchen with new oven and hob, master bedroom with en-suite shower room and second bedroom and house bathroom.

To the outside there is an allocated parking space.

Council Tax Band B

## 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 Referencing. 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.

