



**RENT £1,300 Per Month DEPOSIT £1,500**

**2 Tan House Lane, Ackworth, Pontefract, WF7 7HJ**

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## Accommodation

The home has been fully rewired and benefits from a brand-new boiler, providing peace of mind and energy-efficient living for years to come.

Inside, the property features a stunning newly fitted kitchen complete with modern appliances, sleek cabinetry, and contemporary finishes — perfect for both everyday family life and entertaining. The brand-new bathroom has been thoughtfully designed with quality fixtures and fittings, creating a fresh and modern space.

Throughout the property you'll find new carpets and tasteful redecoration, giving the home a bright, clean, and welcoming feel in every room.

Upstairs offers three well-proportioned bedrooms, ideal for families, professionals, or those needing home office space. The loft is partially boarded, providing useful additional storage.

Externally, the property continues to impress with a garage featuring a newly installed electric door, as well as attractive front and rear gardens.

Located close to local amenities, reputable schools, and excellent transport links, this beautifully upgraded home combines modern comfort with village charm.

Early viewing is highly recommended to fully appreciate the quality and finish of this outstanding property.

Council Tax Band C

Deposit £1500

## Lounge / Dining Area

30'10" x 11'9" max 7'3" min [9.41m x 3.59m max 2.22m min ]

## first floor landing

## Bedroom One

12'7" x 8'11" [3.84m x 2.74m]

## Bedroom Two

10'5" x 8'10" [3.19m x 2.71m]

## Bedroom Three

8'2" x 5'8" [2.51m x 1.73m]

## 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.

