



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.

