



RENT £1,200 Per Month DEPOSIT £1,384

7 Park Street, Horbury, Wakefield, WF4 6AA

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Accommodation

On the ground floor are two well proportioned reception rooms and a fitted kitchen as well as a cellar.

On the first floor are three bedrooms, one having an additional room off it which could be used as an office or even a nursery. There is also a family bathroom.

On the second floor are two further good size bedrooms and a shower room.

Outside is a small garden area to the rear with on street parking to the front.

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 Canopy. 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.

