



**RENT £925 Per Month DEPOSIT £1,067**

**27 Hollingthorpe Road, Hall Green, Wakefield, WF4 3NH**

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### Accommodation

An entrance hallway provides access to all the rooms of the property. On the right hand side and located at the front is a fitted kitchen which includes an oven and hob. At the rear of the property is a spacious lounge with French doors leading out to the garden. There are two bedrooms, one with fitted cupboards and a bathroom with shower over bath.

Outside are good size gardens to the front and rear and a driveway which leads to a detached garage.

Council Tax Band B

### Kitchen

11'11" x 8'10" [3.64 x 2.71]

### Lounge

15'4" x 11'7" [4.69 x 3.54]

### House Bathroom

### Bedroom One

11'11" x 10'0" [3.64 x 3.06]

### Bedroom Two

10'0" x 8'2" [3.07 x 2.49]

### 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 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.

