

Richard
Kendall
Lettings



RENT £825 Per Month DEPOSIT £951

224 Wakefield Road, Normanton, WF6 1BW

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Accommodation

The property comprises of a lounge, dining kitchen, three good size bedrooms and a modern bathroom with shower over bath.

Outside to the rear is a small manageable garden, on street parking to the front.

Council Tax Band A
Deposit £951

Lounge

13'6" x 11'3" [4.12 x 3.43]

Kitchen

13'7" x 12'11" [4.16 x 3.95]

First Floor landing

Bedroom One

11'4" x 9'9" [3.46m x 2.98m]

Bedroom Two

10'2" x 8'0" [3.11m x 2.44m]

Bedroom Three

14'3" x 6'10" [4.35m x 2.09m]

House Bathroom

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.

