



**RENT £850 Per Month   DEPOSIT £980**

**224 Wakefield Road, Normanton, WF6 1BW**

# 224 Wakefield Road, Normanton, Yorkshire, WF6 1BW

## 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 £980

## 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.

