



**RENT £900 Per Month DEPOSIT £1,038**

23 Thornhill Drive, Walton, Wakefield, WF2 6NS

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## Accommodation

The property comprises of an entrance hall, off which is a fitted kitchen with oven and hob, spacious lounge.

An inner hallway leads to a master bedroom, bedroom two with patio door leading to the rear garden and a shower room.

Outside to the front is a driveway which leads to a large detached garage, garden and patio.

Council Tax Band B

## Entrance Hallway

## Kitchen

7'10" x 8'10" [2.41 x 2.71]

## Lounge

17'9" x 13'8" [5.43 x 4.17]

## Master Bedroom

10'11" x 11'3" [3.35 x 3.44]

## Bedroom Two

8'8" x 8'4" [2.66 x 2.55]

## Shower Room

## 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 an Application Form, a copy of our Application Terms as well as an Individual Referencing Application Form per person, to be completed. The Application Terms explain in more detail the Consents an applicant is asked to give, Payments due, 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.

## Energy Efficiency Rating

