



RENTAL NEW OFFERS

16th January 2020

Rental properties available across 6 local offices

Call 01924 260022 or 01977 798844

www.richardkendall.co.uk

Please find this week's new properties available for **RENT**. Should you require any more information or would like to arrange a viewing on any of these properties then please contact our Horbury office or Pontefract Office on the above numbers.



Flat 3, 1 Agbrigg Road, Wakefield, WF2 6AA

Rent £650 PCM | Deposit £750

- * Unfurnished
- * Spacious apartment
- * Three bedrooms
- * First floor
- * Master with en suite
- * Off street parking for one car
- * One pet considered
- * EPC = C75



Agbrigg Road, Wakefield, WF1 5AQ

Rent £650 PCM | Deposit £750

- * Unfurnished
- * Spacious mid terrace property
- * Newly renovated
- * Two bedrooms
- * Two reception rooms
- * Detached garage
- * No pets
- * EPC = TBC



Love Lane, Ossett, WF5 8HS

Rent £600 PCM | Deposit £692

- * Unfurnished
- * End terrace property
- * Two bedrooms
- * Spacious lounge
- * Far reaching views
- * Good sized garden
- * No pets
- * EPC = E45



Normanton Street, Horbury, WF4 5EL

Rent £550 PCM | Deposit £634

- * Unfurnished
- * Mid terrace property
- * Two bedrooms
- * Recently refurbished
- * New bathroom & kitchen
- * Popular location
- * No pets
- * EPC = D55



Mill Chase Close, Wakefield, WF2 9SN

Rent £525 PCM | Deposit £605

- * Part or unfurnished
- * Apartment
- * Two bedrooms
- * First floor
- * Off street parking
- * City centre location
- * No pets
- * EPC = C76



Holly Approach, Ossett, WF5 9TD

Rent £525 PCM | Deposit £605

- * Unfurnished
- * Mid Terrace property
- * Two bedrooms
- * J40 of M1 nearby
- * Modern kitchen & bathroom
- * Rear garden & parking
- * No pets & no smokers
- * EPC = C77



Birch Apartments, Chaloner Grove, WF1 4ST

Rent £495 PCM | Deposit £571

- * Unfurnished
- * First floor apartment
- * One double bedroom
- * Modern bathroom
- * Good size lounge
- * Convenient location
- * No pets
- * EPC = C78

TENANTS PAYMENTS

THE FOLLOWING ARE THE PAYMENTS WHICH A LANDLORD OR A LETTING AGENT MAY REQUIRE A TENANT TO MAKE (FURTHER DETAILS WILL BE PROVIDED TO APPLICANTS FOR A TENANCY):

- THE **RENT** DUE UNDER THE TENANCY
- A **REFUNDABLE TENANCY DEPOSIT** – CAPPED AT 5 WEEKS' RENT
- A **REFUNDABLE HOLDING DEPOSIT** (IF REQUIRED) - CAPPED AT 1 WEEK'S RENT.
- PAYMENTS IN THE EVENT OF A **DEFAULT RELATING TO TIMELY PAYMENT OF RENT OR LOSS OF KEYS:**
- PAYMENT WHERE A TENANT REQUESTS **VARIATION, ASSIGNMENT OR REPLACEMENT** OF A TENANCY - PAYMENT NOT TO EXCEED £50 (INCLG VAT) OR REASONABLE COSTS INCURRED
- PAYMENT WHERE A TENANT REQUESTS **EARLY TERMINATION** OF THE TENANCY AGREEMENT – PAYMENT CANNOT EXCEED THE LOSS SUFFERED BY THE LANDLORD OR REASONABLE COSTS INCURRED AND A LANDLORD MAY NOT BE OBLIGED TO ACCEPT AN EARLY TERMINATION.
- PAYMENT IN RESPECT OF **COUNCIL TAX** WHERE THE TENANT HAS FAILED TO PAY IT
- ANY PAYMENT IN CONNECTION WITH THE **PROVISION OF A UTILITY** TO THE PROPERTY (MEANING ELECTRICITY; GAS OR OTHER FUEL; WATER OR SEWAGE)
- PAYMENT FOR A **TELEVISION LICENSE**
- PAYMENT FOR **COMMUNICATION SERVICES** (TELEPHONE OTHER THAN A MOBILE TELEPHONE; INTERNET; CABLE TELEVISION OR SATELLITE TELEVISION)
- **GREEN DEAL CHARGE**

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 WWW.RICHARDKENDALL.CO.UK OR BY CONTACTING US ON 01924 260022 OR 01977 798844