



RENTAL NEW OFFERS

14th February 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.



Barnsley Road, Wakefield, WF2 6BJ

Rent £985 PCM | Deposit £1100

- * Unfurnished
- * Beautiful semi detached
- * Three bedrooms
- * Two reception rooms
- * Private garden
- * Detached garage
- * No pets
- * EPC = D66



Redshank Place, Horbury, WF4 5NY

Rent £900 PCM | Deposit £1000

- * Unfurnished
- * Three storey town house
- * Four bedrooms
- * Well presented
- * Master with en-suite
- * Enclosed garden
- * No pets
- * EPC = C70



George Lane, Notton, WF4 2ND

Rent £695 PCM | Deposit £800

- * Unfurnished
- * Delightful stone cottage
- * Two double bedrooms
- * Superb dining kitchen
- * Front & rear gardens
- * Ample parking
- * No pets
- * EPC = D66



Rowan Tree Court, Outwood, WF1 2DL

Rent £660 PCM | Deposit £660

- * Unfurnished
- * Three storey semi detached house
- * Well appointed throughout
- * Three double bedrooms
- * En-suite facilities
- * Modern kitchen
- * No pets
- * EPC = C77



Broomcroft Road, Ossett, WF5 8LH

Rent £600 PCM | Deposit £690

- * Unfurnished
- * Mature end terrace
- * Two bedrooms
- * Refurbished throughout
- * Close to Ossett centre
- * Good size rear garden
- * No pets
- * EPC = E45



The Paddock, Normanton, WF6 1NX

Rent £550 PCM | Deposit £634

- * Furnished
- * Well appointed apartment
- * Two bedrooms
- * On street parking
- * Shared front & rear garden
- * Quiet cul-de-sac location
- * No pets
- * EPC = D68
- * Fees apply*



Princes Gate, Horbury, WF4 5RD

Rent £525 PCM | Deposit £605

- * Unfurnished
- * Modern apartment
- * First floor
- * Two bedrooms
- * En-suite to master bed
- * Well placed for amenities
- * No pets
- * EPC = B84

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