



RENTAL NEW OFFERS

21st August 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.

	<p>18 Lonsdale Road, Wakefield, WF1 2RP Rent £850 PCM Deposit £980</p> <ul style="list-style-type: none">* Unfurnished* Semi detached property* Three bedrooms* Modern kitchen* Low maintenance garden* Popular location* Small pet considered* EPC = D62
	<p>3 Ward Fall, Hall Green, WF4 3QN Rent £850 PCM Deposit £980</p> <ul style="list-style-type: none">* Unfurnished* Lovely detached property* Three bedrooms* Spacious lounge* Convenient location* Driveway parking* No pets* EPC = D66
	<p>1 The Crescent, Netherton, WF4 4ND Rent £795 PCM Deposit £917</p> <ul style="list-style-type: none">* Unfurnished* Detached bungalow* Two bedrooms* Corner plot* Driveway and garage* Desirable location* No pets* EPC =TBC

	<p>8 Newlands Drive, Stanley, WF3 4DS Rent £750 PCM Deposit £865</p> <ul style="list-style-type: none"> * Unfurnished * Semi detached property * Three bedrooms * Lounge & dining room * Garden, driveway & garage * Sought after location * EPC = D65 * Fees apply*
	<p>26 Cooperative Street, Horbury, WF4 6DR Rent £675 PCM Deposit £775</p> <ul style="list-style-type: none"> * Unfurnished * End terrace property * Two bedrooms * Newly refurbished * Small area front & rear * On street parking * No pets * EPC = D57
	<p>172 Aberford Road, Stanley, WF3 4NP Rent £625 PCM Deposit £720</p> <ul style="list-style-type: none"> * Unfurnished * Terrace property * Two bedrooms * Spacious master bedroom * Landscaped garden * Off street parking * No pets * EPC = D65

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