



RENTAL NEW OFFERS

8th January 2021

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.



Park Lane, West Bretton, WF4 4JT

Rent £1,395 PCM | Deposit £1,600

- * Unfurnished
- * Delightful detached property
- * Four bedrooms, two en-suites
- * House bathroom
- * Cottage garden
- * Desirable location
- * No Pets
- * EPC = TBC



The Sycamores, Horbury, WF4 5QG

Rent £800 PCM | Deposit £923

- * Unfurnished
- * Modern detached property
- * Three bedrooms
- * Front & rear gardens
- * Newly refurbished
- * Popular location
- * No pets
- * EPC = TBC



Fernleigh Court, Wakefield, WF2 8SL

Rent £775 PCM | Deposit £890

- * Unfurnished
- * Modern detached house
- * Three bedrooms
- * Two reception rooms
- * Low maintenance gardens
- * Popular location
- * One small pet considered
- * EPC = D62



Barnsley Road, Wakefield, WF2 6EN

Rent £650 PCM | Deposit £750

- * Unfurnished
- * Stylish apartment
- * One bedroom
- * Ground floor
- * Open plan living
- * Allocated off street parking
- * No pets
- * EPC = TBC



Haldane Crescent, Wakefield, WF1 4TE

Rent £575 PCM | Deposit £663

- * Unfurnished
- * Well presented
- * Detached bungalow
- * Two bedrooms
- * Rear garden
- * Off street parking
- * No pets
- * EPC = E39



Mill Chase Road, Alverthorpe, WF2 9SL

Rent £525 PCM | Deposit £605

- * Unfurnished
- * Lovely apartment
- * Two bedrooms
- * Convenient position
- * Communal gardens
- * Top floor
- * No pets
- * EPC = C75



Lees Hall Road, Thornhill Lees, WF12 9EX

Rent £470 PCM | Deposit £540

- * Unfurnished
- * Ground floor flat
- * Rent includes gas, water, heating
- * One double bedroom
- * Parking for two cars
- * Dewsbury town centre nearby
- * No pets
- * EPC = TBC

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