



# RENTAL NEW OFFERS

22<sup>nd</sup> April 2021

Rental properties available across 6 local offices

Call 01924 260022 or 01977 798844

[www.richardkendall.co.uk](http://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.



## Low Farm, Wakefield Road, WF4 4BB

Rent £1,750 PCM | Deposit ££2,000

- \* Unfurnished
- \* Unique barn conversion
- \* Four bedrooms
- \* Master with en suite & dressing room
- \* Two reception rooms
- \* Far reaching views
- \* No pets
- \* EPC = C71



## High Street, New Sharlston, WF4 1BE

Rent £795 PCM | Deposit £917

- \* Unfurnished
- \* End town house
- \* Three bedrooms
- \* Downstairs w.c
- \* Enclosed garden
- \* Off street parking
- \* No pets
- \* EPC = C76



## Woodbine Street, Ossett, WF5 9LN

Rent £575 PCM | Deposit £663

- \* Unfurnished
- \* End terraced house
- \* Two bedrooms
- \* Neutral decor
- \* Low maintenance garden
- \* On street parking
- \* No pets
- \* EPC = D67



## Vine Cottage, High Street, Crigglestone, WF4 3EF

**Rent £750 PCM | Deposit £865**

- \* Unfurnished
- \* Characterful cottage
- \* Two bedrooms
- \* Popular location
- \* Garage with parking
- \* Well maintained gardens
- \* No pets
- \* EPC = D68

## 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](http://WWW.RICHARDKENDALL.CO.UK) OR BY CONTACTING US ON 01924 260022 OR 01977 798844