



RENTAL NEW OFFERS

29th April 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.



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



Bradford Road, Wrenthorpe, WF1 2BL

Rent £600 PCM | Deposit £690

- * Furnished
- * Attractive top floor apartment
- * One double bedroom
- * Open plan lounge diner/kitchen
- * Allocated parking
- * Modern bathroom with shower
- * No Pets
- * EPC = C79



Lapwing View, Horbury, WF4 5NZ

Rent £595 PCM | Deposit £686

- * Unfurnished
- * Well appointed throughout
- * Ground floor apartment
- * Two double bedrooms
- * En suite to the master
- * Allocated parking
- * No pets
- * EPC = C70



St Marks House, South Street, Ossett, WF5 8LF

Rent £595 PCM | Deposit £686

- * Unfurnished
- * Modern apartment
- * Over two floors
- * Two bedrooms
- * Open plan lounge/kitchen
- * Basement parking space
- * No pets
- * EPC = D62



Apartment 24 Bayheath House, Market Street, Wakefield, WF1 1DH

Rent £475 PCM | Deposit £545

- * Unfurnished
- * Apartment
- * Third floor
- * One double bedroom
- * Open plan living space
- * Modern bathroom
- * No pets
- * EPC = C80



Flat A, 26A High Street, Normanton, WF6 2AB

Rent £420 PCM | Deposit £484

- * Unfurnished
- * Spacious apartment
- * Two bedrooms
- * Over two floors
- * Communal entrance
- * Popular location
- * No pets
- * EPC = D67

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