



RENTAL NEW OFFERS

14th May 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.



Carnforth Avenue, Wakefield , WF1 2GE

Rent £795 PCM | Deposit ££915

- * Unfurnished
- * 3 storey town house
- * Two bedrooms
- * Popular location
- * Small garden area
- * Parking space
- * 1 small pet considered
- * EPC = B83



Standbridge Lane, Wakefield, WF2 7NL

Rent £750 PCM | Deposit £865

- * Unfurnished
- * Semi detached property
- * Three bedrooms
- * Utility room
- * On street parking
- * Mature gardens
- * Pets considered
- * EPC = D67



Calder View, Crigglestone, WF4 3EA

Rent £725 PCM | Deposit £835

- * Unfurnished
- * Semi detached property
- * Secluded position
- * Three bedrooms
- * Well presented
- * Gardens & on street parking
- * No pets
- * EPC = D60



Healey Road, Ossett, WF5 8LT

Rent £695 PCM | Deposit £800

- * Unfurnished
- * Lovely mid terraced house
- * Two bedrooms
- * Well presented
- * Rear gardens view
- * On street parking
- * No pets
- * EPC = D57



School Street, Darton, S75 5HH

Rent £675 PCM | Deposit £778

- * Unfurnished
- * Lovely mid terrace property
- * Three bedrooms
- * Modern kitchen
- * Enclosed garden
- * Popular location
- * No pets
- * EPC = C72



Carlton Street, Horbury, WF4 6AF

Rent £650 PCM | Deposit £750

- * Unfurnished
- * Cottage property
- * Two bedrooms
- * Quality house bathroom
- * Well presented
- * Small yard to rear
- * No pets
- * EPC = D61



Dominik Building, Twitch Hill, Horbury, WF4 6NN

Rent £625 PCM | Deposit £720

- * Unfurnished
- * Modern apartment
- * Second floor
- * Easy access to M1
- * Open plan lounge/kitchen
- * Off street parking
- * No pets
- * EPC = D66



Carlton Street, Horbury, WF4 6AF

Rent £625 PCM | Deposit £721

- * Unfurnished
- * Inner terrace
- * Two bedrooms
- * Low maintenance rear yard
- * Popular location
- * Modern Kitchen and Bathroom
- * No Pets
- * EPC = C72



Leeds Road, Wakefield, WF1 2DX

Rent £595 PCM | Deposit £686

- * Unfurnished
- * Refurbished apartment
- * First floor
- * Two bedrooms
- * Spacious lounge
- * Good access to Wakefield and Leeds
- * No pets
- * EPC = E39



Burkill Street, Wakefield, WF1 5PA

Rent £595 PCM | Deposit £686

- * Unfurnished
- * Mid terrace property
- * Two double bedrooms
- * Two reception rooms
- * Low maintenance garden
- * Good access to amenities
- * No pets
- * EPC = D60



Moorcroft, Ossett, WF5 9JL

Rent £595 PCM | Deposit £686

- * Unfurnished
- * Second floor apartment
- * Two bedrooms
- * Newly decorated prior to tenancy
- * Allocated parking space
- * Communal gardens
- * No pets
- * EPC = B81



Hall Lane Cottages, The Combs, WF12 0LG

Rent £450 PCM | Deposit £519

- * Unfurnished
- * End cottage
- * One double bedroom
- * Useful cellar
- * Open plan kitchen/lounge
- * Parking to rear
- * EPC = E52

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