



RENTAL NEW OFFERS

15th July 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.



Cedar Mews, Wakefield, WF2 8WD

Rent £950 PCM | Deposit £1,095

- * Unfurnished
- * Modern town house
- * Three bedrooms
- * Integral garage
- * Newly decorated
- * Central location
- * No pets
- * EPC = C79



Horbury View, Ossett, WF5 0FA

Rent £850 PCM | Deposit £980

- * Unfurnished
- * Newly Constructed development
- * Four apartments
- * En suit to master
- * Off street parking
- * Centrally placed for commuting
- * No pets
- * EPC = TBC



Leeds Road, Wakefield, WF1 2PN

Rent £695 PCM | Deposit £801

- * Unfurnished
- * Terrace property
- * Three bedrooms
- * Convenient location
- * Low maintenance garden
- * Detached garage
- * No pets
- * EPC = C72



The Kilns, Bradford Road, WF1 2DR

Rent £650 PCM | Deposit £750

- * Furnished
- * Modern 1st floor apartment
- * Two bedrooms
- * En-suite facilities
- * Convenient for motorway
- * Designated parking space
- * No pets
- * EPC = B82



Newland Street, Wakefield, WF1 5AH

Rent £650 PCM | Deposit £750

- * Unfurnished
- * Fantastic terrace property
- * Two bedrooms
- * Lovely lounge
- * Pleasant garden
- * On street parking
- * No Pets
- * EPC = TBC



Moorcroft, Ossett, WF5 9JL

Rent £595 PCM | Deposit £686

- * Unfurnished
- * Ground floor apartment
- * Well presented
- * Two bedrooms
- * Popular location
- * Allocated parking space
- * No Pets
- * EPC = C76

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