



RENTAL NEW OFFERS

22nd 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.



Station Road, Methley, LS26 9ET

Rent £1,200 PCM | Deposit £1,380

- * Furnished or unfurnished
- * Modern three storey home
- * Four generous sized bedrooms
- * En suite facilities to two bedrooms
- * Spacious lounge/diner with French doors
- * Enclosed garden & off street parking
- * No pets
- * EPC = B85



Brand Hill Drive, Crofton, WF4 1PF

Rent £975 PCM | Deposit £1,125

- * Unfurnished
- * Spacious detached house
- * Four bedrooms
- * En-suite facilities
- * Gardens, driveway, garage
- * Sought after village location
- * Pets considered
- * EPC = TBC



Pinewood Avenue, Wakefield, WF2 9JR

Rent £795 PCM | Deposit £915

- * Unfurnished
- * Mid town house
- * Three bedrooms
- * Neutral Decor
- * Pleasant garden
- * Off street parking
- * Pets allowed
- * EPC = D61



Holly Approach, Ossett, WF5 9TD

Rent £750 PCM | Deposit £865

- * Unfurnished
- * Semi detached property
- * Two double bedrooms
- * Good links to amenities
- * Low maintenance garden
- * Driveway parking
- * No pets
- * EPC = D68



Pinderfields Road, Wakefield, WF1 3PH

Rent £725 PCM | Deposit £835

- * Part furnished
- * Deceptively spacious
- * Inner terrace
- * Three bedrooms
- * Rear garden
- * Permit parking
- * No pets
- * EPC = E46



Mayfair Court, Thornes, WF2 8WL

Rent £650 PCM | Deposit £750

- * Unfurnished
- * Executive apartment
- * Two bedrooms
- * Second floor
- * Lovely views
- * Allocated parking
- * No pets
- * EPC = C79

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