



## 107 Hebble Wharf

**Navigation Walk, Wakefield, WF1 5RD**

To Let £525 pcm

Holroyd Miller have pleasure in offering for let this stunning first floor apartment in this popular and convenient waterside development.. Comprising; communal impressive reception hallway with lift and comprising; private reception hallway with cupboard containing washer with drier, living room with Oak effect flooring, double glazed French doors leading on to Juliet balcony, opening to fitted kitchen area with a comprehensive range of appliances, good sized double bedroom, stunning house bathroom with contemporary suite with shower over bath. A popular and convenient location within easy reach of local train station, access to the motorway network, close to the Hepworth Gallery and within walking distance of the city centre. Please note there is no allocated parking but parking available on site after office hours. Available UNFURNISHED at £525pcm with a bond of £625. EPC C74

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## COMMUNAL ENTRANCE HALLWAY

With security intercom system, with lift to the first floor and staircase.

## PRIVATE RECEPTION HALLWAY

With Oak flooring, storage cupboard containing cylinder and washer dryer.

## LIVING ROOM

12' 11" x 15' 3" (3.96m x 4.65m) Having Oak effect flooring, television and telephone point, double glazed French doors lead on to Juliet balcony.

## KITCHEN AREA

6' 11" x 7' 7" (2.12m x 2.32m) Fitted with a matching range of white fronted wall and base units, contrasting worktop areas, stainless steel sink unit with mixer tap unit, fitted oven and hob with extractor hood over, integrated dishwasher fridge and freezer.

## BEDROOM

15' 3" x 8' 9" (4.65m x 2.69m) With full height double glazed window, electric heater.

## COMBINED BATHROOM

Brand new bathroom furnished with contemporary white suite with chrome fittings comprising; wash hand basin, low flush WC, panelled bath with shower over and glass shower screen, tiling to the floor and walls, chrome heated towel rail, down lighting to the ceiling.

## OUTSIDE

There is available parking outside office hours but no allocated parking to this particular apartment.

## LANDLORD REQUIREMENTS

Rent £525

Bond £625

Sorry NO DSS/Unemployed

Sorry NO Smokers

Sorry NO Pets

Additional Fees Apply

x1 Tenant £220 (inc VAT)

x2 Tenants £275 (inc VAT)

Should a guarantor be required £45.00 inc VAT

