



# 87 Fernleigh Court

**Wakefield, WF2 8SJ**

To Let £675 pcm

Holroyd Miller have pleasure in offering for let this recently re-decorated and carpeted three bedroomed semi-detached house, complete with new PVC double glazing, occupying a pleasant and convenient cul de sac position on the outskirts of the city centre, available immediately and on long term let, briefly comprising of; entrance hallway with useful cloaks cupboard, lounge with open staircase, feature fire place, well appointed dining kitchen with a range of shaker style wall and base units, built in oven and hob with extractor, French doors leading onto good sized conservatory. To the first floor, three bedrooms; master bedroom with built in furniture and wardrobes, combined bathroom furnished with modern white suite with shower over bath. Outside, gardens to both front and rear with feature decking area, driveway providing ample off street parking. A popular and convenient position close to local schools, supermarkets, easy access to the motorway network and local train station.

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## ENTRANCE HALL

Entrance door, useful storage cupboard.

## LOUNGE

14' 11" x 12' 3" (4.57m x 3.75m)

With feature open staircase, dual aspect double glazed windows makes this a light and airy room with feature contemporary style fire surround with electric fire, central heating radiator.

## KITCHEN DINER

14' 11" x 8' 9" (4.57m x 2.69m)

Fitted with a matching range of beech shaker style fronted wall and base units, contrasting worktop areas, extending to breakfast bar, stainless sink unit, single drainer with mixer tap unit, fitted oven and hob with extractor hood over, plumbing for automatic washing machine, central heating boiler, double glazed window and French doors leads through to the Conservatory with central heating radiator.

## CONSERVATORY

9' 8" x 10' 9" (2.96m x 3.29m)

Being double glazed and overlooking the rear garden with French doors leading onto the decking area to the side, central heating radiator.

## STAIRS LEADS TO...

## FIRST FLOOR LANDING

## COMBINED BATHROOM

Furnished with modern white suite, comprising pedestal wash basin, low flush w/c, panelled bath with shower over and shower screen, tiling, double glazed window, central heating radiator.

## BEDROOM TO REAR

8' 5" x 8' 10" (2.57m x 2.71m)

Having a matching range of built in furniture including overhead cupboards, fitted wardrobes, double glazed window, central heating radiator.

## BEDROOM TO FRONT

7' 1" x 8' 11" (2.17m x 2.72m)

Having built in wardrobes, double glazed window, central heating radiator.

## BEDROOM TO FRONT

5' 11" x 7' 6" (1.82m x 2.31m)

With double glazed window, central heating radiator.

## OUTSIDE

Open plan lawned garden to the front, paved driveway to the side provides ample off-street parking. To the rear enclosed garden, being lawned with feature decking area, useful garden shed.

Sorry No DSS/Unemployed

Sorry No Smokers

Sorry No Pets

Sorry No Sharers

Rent £675.00

Bond £775.00

Fees Apply

Typical Fees x1 Tenant £220.00 (inc VAT)

x2 Tenants £275.00 (inc VAT)

Additional tenants or guarantors £45.00 (Inc VAT) and a permitted occupier £35.00 (inc VAT)



