



# 29 Park Street

Horbury, Wakefield, WF4 6AB

£650 per month



**holroyd  
miller**

Lettings



**Living Room** 14'1" x 12'11" (4.3m x 3.94m).

Neutrally decorated with laminate flooring, double glazed window, central heating radiator, external door, feature fire and surround.

**Kitchen** 14'1" x 9' (4.3m x 2.74m).

Fitted with a range of light oak effect wall and base units, contrasting work surfaces, circular stainless steel sink and drainer, range style oven with extractor over, washing machine and fridge/freezer, double glazed window to the rear, understairs store and stairs leading to first floor

**Sun Room**

Double glazed aluminium framed sunroom with sliding patio door, central heating radiator

**Stairs** Leads to first floor landing

**Bedroom** 14'1" x 10'10" (4.3m x 3.3m).

UPVC double glazed window, central heating radiator, coving to ceiling

**Bedroom** 6'2" x 11'5" (1.88m x 3.48m).

UPVC double glazed window, central heating radiator.

**Outside** Low maintenance buffer garden to the front and to the rear and small flagged garden to the rear with outhouse with rights of access. On Street parking.

**Tenant Information**

Landlord Requirements

Sorry No Sharers

Sorry No Smokers

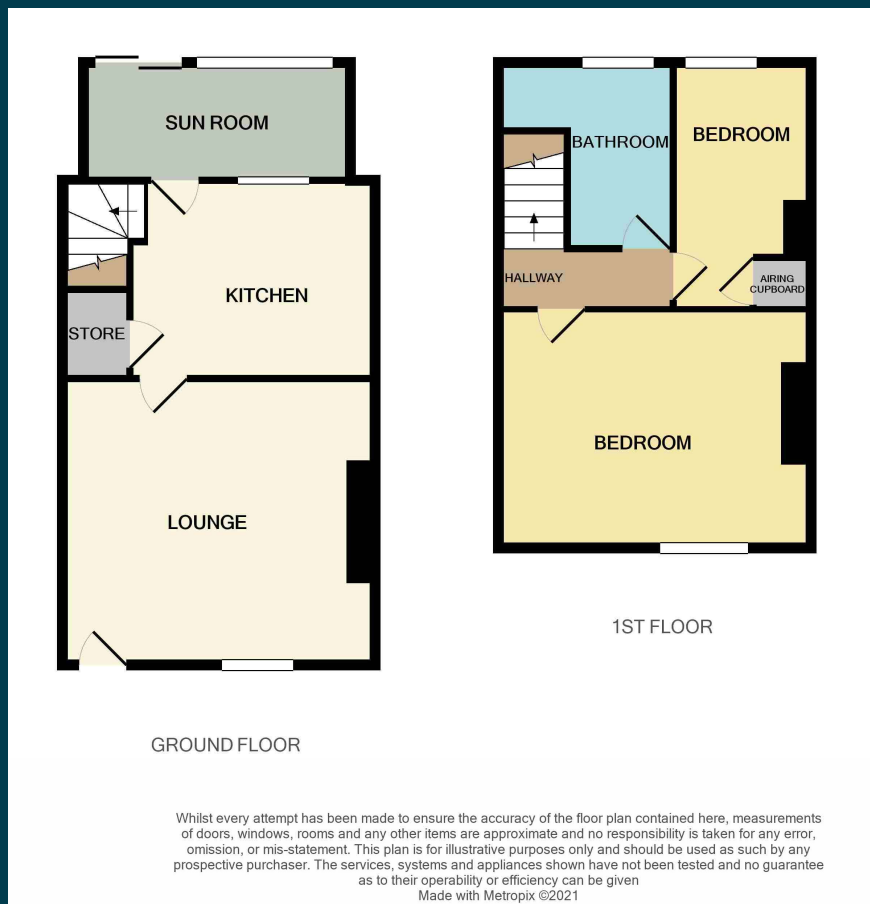
Sorry No Pets

Available Unfurnished

Date Available: Immediately

Rent £650.00

A Refundable Tenancy Deposit £750.00



As well as paying the rent and payment in respect utilities, communication services, TV Licence and council tax you will be required to make the following permitted payments

Before the Tenancy Starts payable to Holroyd Miller  
The Agent'

Holding Deposit: 1 Week's Rent equalling £150.00  
During The Tenancy payable to the Agent/ landlord  
Payments of £41.67 + VAT (£50 inc VAT) if the Tenant requests a change to the tenancy agreement.  
Payment of the cost of the key and or security device plus £15 per hour for the agents time if reasonably incurred

Early termination of Tenancy the Tenant is required to pay the rent as required under your Tenancy Agreement until a suitable Tenant is found and cover the Landlords/ Landlords Agents costs to cover any referencing and advertising costs.

Any other permitted payments, not included above, under the relevant legislation including contractual damages.

Holroyd Miller is a member of RICS Client Money Protection Scheme, which is a client money protection scheme and is also a member of The Property Ombudsman Scheme which is a Redress Scheme. You can find out more details by contacting the agent direct.

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