

# Unit 3, Silkstone House, Flanshaw Lane, Wakefield, WF2 9JH

£650 per month





### ENTRANCE HALL

Spacious entrance hall with stairs that lead to first floor landing and having useful understair store

### Cloakroom

Having white suite comprising low flush w.c, hand basin, chrome heated towel rail, complimentary tiling, double glazed frosted window and extractor fan

**Living Room** 15' (4.57) x 16'2" (4.93) - at widest point. An extremely spacious lounge/diner being neutrally decorated having double glazed windows, wall mounted electric heaters.

**Kitchen** 15' x 6' (4.57m x 1.83m).

Separate kitchen fitted with a range of matching wall and base units, contrasting work tops, integrated oven, electric hob and extractor, stainless steel sink and drainer with mixer tap, double glazed window, wall mounted electric heater, washing machine and fridge - would left although not maintained, understairs storage.

### Landing

Spacious Landing area with double glazed window, exposed beam, this space could be utilised as an excellent home office, wall mounted electric heater

### Bathroom

Modern house bathroom fitted with white suite comprising bath with shower over, pedestal hand basin, low flush w.c, gloss marble effect tiling, extractor fan

**Bedroom** 10'10" x 9'7" (3.3m x 2.92m).

Master bedroom having exposed beams, Velux window, electric wall mounted heater and mirrored wardrobes

**Bedroom** 8'10" x 8'10" (2.7m x 2.7m).

Good sized second bedroom having exposed beams, double glazed window and sliding wardrobes.

### Outside

The property has two allocated parking spaces. Please note that the property does not have a garden, although Tenants will be responsible for maintaining the area outside and to the rear of the property.



## Tenant Information

Landlord Requirements

Sorry No Sharers

Sorry No Smokers

Sorry No Pets

Available Unfurnished

Date Available: May 2022 Subject to Referencing

Rent £650.00

A Refundable Tenancy Deposit £750.00

Council Tax Band A

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.

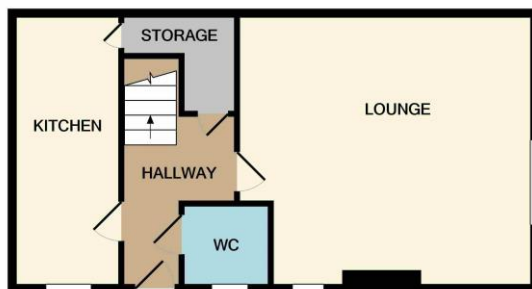
Payment of the cost of the key and or security device plus £15 per hour for the agents time if reasonably incurred

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.

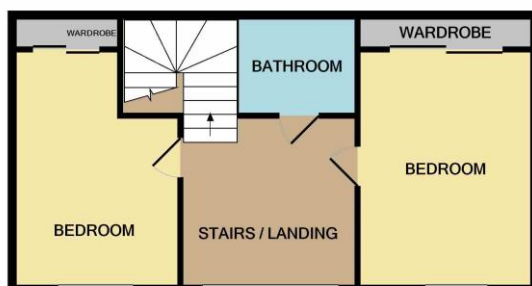
Any other permitted payments, not included above, under the relevant legislation including contractual damages.

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.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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