



Flat 2, 40 College Grove Road,
Wakefield, West Yorkshire, WF1 3RE

£485 per month





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COMMUNAL ENTRANCE

ENTRANCE HALL

Private entrance hall with store providing some useful storage and plumbing for and automatic washing machine

BEDROOM

Double bedroom to the rear, with fitted carpet, double glazed window and central heating radiator.

LOUNGE

With double glazed window overlooking QEG's playing field, cupboard housing brand new boiler, central heating radiator, installed breakfast bar and base units

KITCHEN

Separate kitchen area having a range of wall and base units, appliances including oven and hob

BATHROOM

House bathroom with white suite comprising of; bath with electric shower over, hand basin, low flush w.c, radiator, frosted double glazed window, store.

OUTSIDE

The property has on street permit parking available, and permits are obtained from Wakefield Council.

TENANT INFORMATION

Landlord Requirements

Sorry No Sharers

Sorry No Smokers

Sorry No Pets

Available Unfurnished

Date Available: November Subject to Referencing
Rent £485.00

A Refundable Tenancy Deposit £559.00

Council Tax Band : A

As well as paying the rent and payment in respect of 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 £111.00

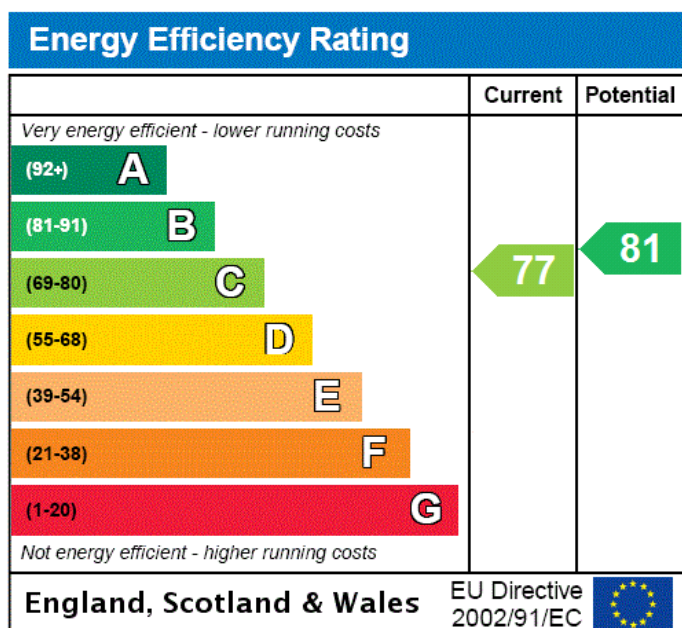
During The Tenancy payable to the Agent/ landlord
 Payments of £41.67 + VAT (£50 inc VAT) if the Tenant requests a change to the tenancy agreement.

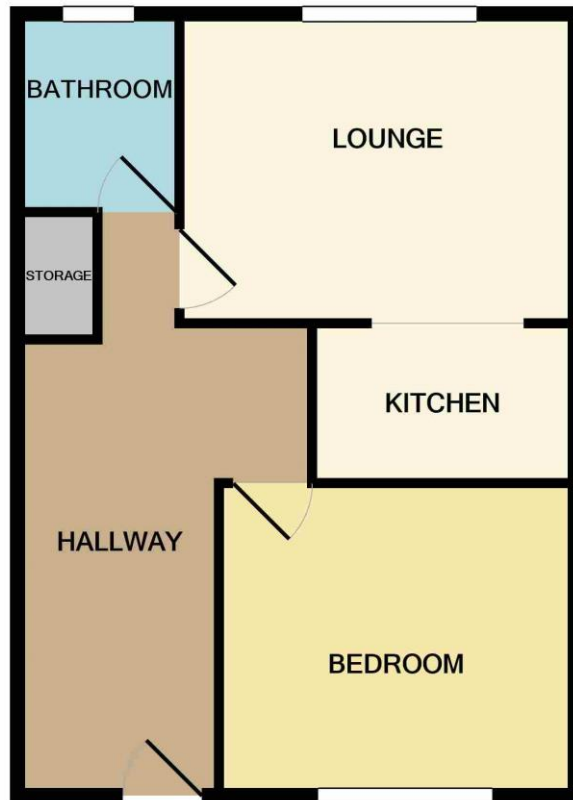
Payment of the cost of the key and or security device plus £15 per hour for the agents time if reasonably incurred

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.





TOTAL APPROX. FLOOR AREA 458 SQ.FT. (42.6 SQ.M.)

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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