



23 Thornes Moor Close, Wakefield, West Yorkshire, WF2 8QA

£795 per month





Entrance

With external door, neutrally decorated, loft hatch, and useful storage cupboard - opening to kitchen

Kitchen *10'2" x 8' (3.1m x 2.44m).*

Fitted with modern shaker style kitchen with wall and base units with space for washing machine, integrated oven, gas hob and extractor hood over, complementary wood effect worktops and contrasting splash back, stainless steel sink and drainer, boiler, central heating radiator and double glazed window.

Lounge *11'5" x 17'8" (3.48m x 5.38m).*

With double opening doors into lounge, being neutrally decorated, wall mounted electric fire, central heating radiator, large central heating radiator.

Inner Hallway Inner hallway

House Bathroom

House bathroom fitted with white suite comprising low flush W.C, pedestal hand basin, bath with shower over, frosted double glazed window.

Bedroom 1 *8'10" x 10'8" (2.7m x 3.25m).*

Neutrally decorated with double glazed window and central heating radiator.

Bedroom 2 *8'9" x 8'5" (2.67m x 2.57m).*

Neutrally decorated with double glazed window and central heating radiator.

Outside

Low maintenance gardens to both front rear. Gravel garden to front and paved parking driveway, and paved garden to rear.

Tenant Information

Sorry No Sharers
Sorry No Smokers
Sorry No Pets

Available Unfurnished

Date Available: Immediately subject to references

Rent £795.00

A Refundable Tenancy Deposit £917.00

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 £183.00

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.

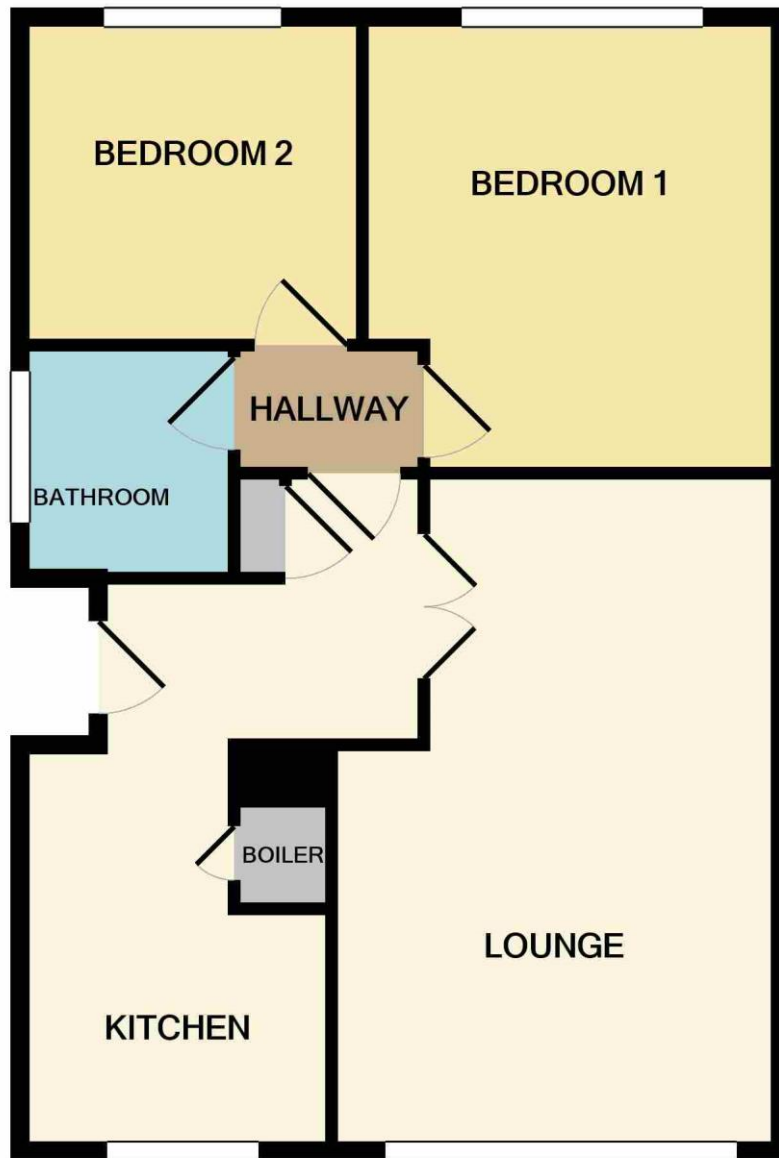
Payment of the cost of the key and or security device plus £15 per hour for the agents time if reasonably incurred

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 c
55-68	D	55 d	
39-54	E		
21-38	F		
1-20	G		



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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