

28 Ledgard Wharf, Mirfield, West
Yorkshire, WF14 8NZ

£750 per month





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Entrance Hall

Entrance Hall opening to lounge/ kitchen area, stairs leading to mezzanine bedroom and security intercom system

Lounge/ Kitchen Area 17'5" (5.31) x 17'5.2" (5.34) (at widest point).

Spacious lounge area with dining area with restricted head height and store cupboard, large windows making this a light and airy room, and access to balcony.

Kitchen area with cream gloss fronted units, inset hob and microwave combination oven, fridge with a freezer box and washer dryer.

House Bathroom

With a white and chrome suite of P-shaped bath with semi-circular screen with shower over, semi pedestal wash hand basin with mono block mixer, concealed dual flush wc, fully tiled walls, tiled floor, chrome centrally heated towel rail, downlighters and fan.

Mezzanine Bedroom 9'4" (2.85) x 17'6" (5.34) (at widest point). Split level room with store cupboard, with glass balustrades overlooking lounge/ kitchen area.

Outside

The property has x1 allocated parking space.

The development has onsite gym and is serviced by a lift.

Tenant Information

Landlord Requirements

Sorry No Sharers

Sorry No Smokers

Sorry No Pets

Available Unfurnished

Material Information

Rent £750.00

A Refundable Tenancy Deposit £865.00

Council Tax Band A

EPC Rating B84

Date Available: Late June Subject to Referencing

Property Type: Upper floor flat

Property Construction: Converted Mill

Holroyd Miller understand that the electric, gas and water supply are mains supplied.

Holroyd Miller understand that the water is on a meter.

Please note the sole supplier for electric, Gas and Water is Switch2 (community heating) : <https://switch2.co.uk/residential-portal/frequently-asked-questions/>

Broadband and Mobile Signal Coverage can be checked <https://checker.ofcom.org.uk/>

Holroyd Miller Understands the Parking is ANPR

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 £173.00

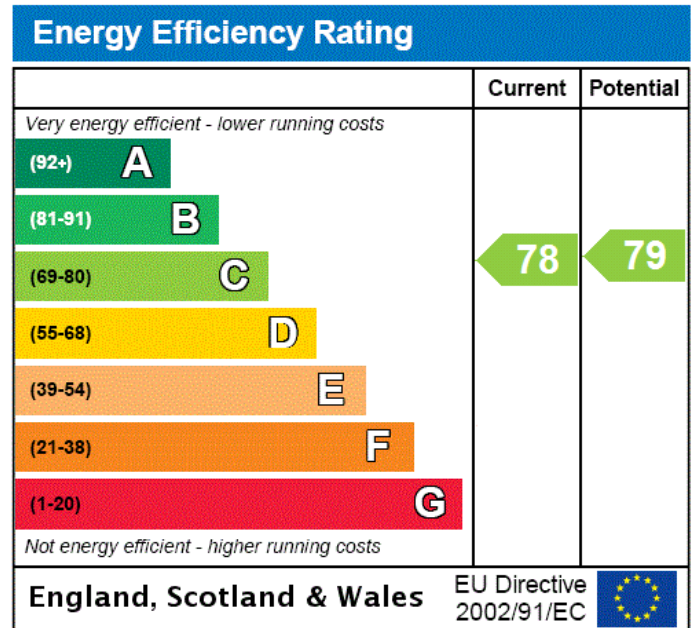
During The Tenancy payable to the Agent/ landlord Payments of £41.67 + VAT (£50 inc VAT) if the Tenant requests a change to the tenancy agreement.

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 and payment in respect of all utilities 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.

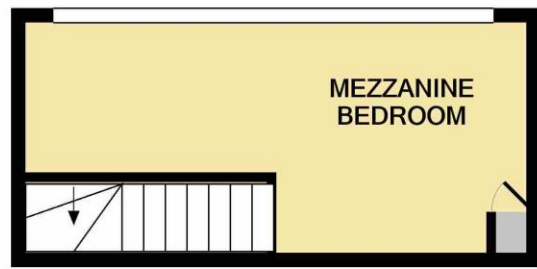
Any other permitted payments, not included above, under the relevant legislation including contractual damages.

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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