



6 Mayfair Court, Wakefield, WF2 8WL

£625 per month



holroyd
miller

Lettings



ENTRANCE HALL

With storage cupboard, leading to...

OPEN PLAN LIVING ROOM *15'10" x 12'5" (4.83m x 3.78m).*

A large living room having double glazed French doors with Juliet balcony, double glazed window and two electric heaters. Being furnished with; glass dining table and chairs, three-seater sofa, two seater sofa, sideboard, coffee table, TV stand and window dressings.

KITCHEN *5'7" x 12'5" (1.7m x 3.78m).*

Leading off from the living room, the kitchen is fitted with a range of fitted wall and base units with contrast worktop, having integrated washer/dryer, fridge freezer, electric oven and hob, and a microwave oven.

BEDROOM ONE *13' x 11'1" (3.96m x 3.38m).*

A spacious double bedroom having access to the ensuite, with double glazed window and electric wall mounted heater. The bedroom comes furnished with a double bed and mattress, two chest of drawers, two wardrobes, and window dressings.

BEDROOM TWO *11'10" x 8'7" (3.6m x 2.62m).*

The second bedroom is also fully furnished, having; double bed with mattress, wardrobe, bedside cabinet, chest of drawers and window dressings. With double glazed window and electric wall mounted heater.

ENSUITE *5'11" x 5'4" (1.8m x 1.63m).*

An ensuite off from the master bedroom, having fully tiled shower cubicle and overhead shower, vanity unit with wash basin, low flush w/c and a heated towel rail.

BATHROOM *5'7" x 6'10" (1.7m x 2.08m).*

A good-sized family bathroom, having bath tub with splash tiling, vanity unit with wash basin, low flush w/c and a heated towel rail.

OUTSIDE

The property comes with allocated parking.

TENANT INFORMATION

Sorry No Sharers

Sorry No Smokers

Sorry No Pets

Available Furnished

Date Available: Immediately Subject to Referencing

Rent £625.00

A Refundable Tenancy Deposit £721.00

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 £144.00

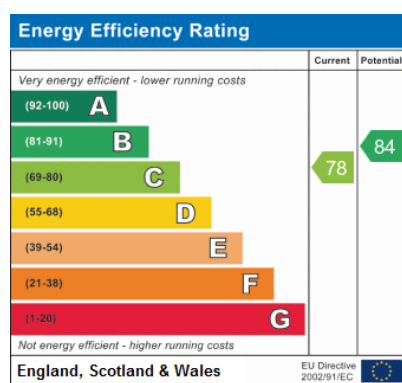
During The Tenancy payable to the Agent/ landlord

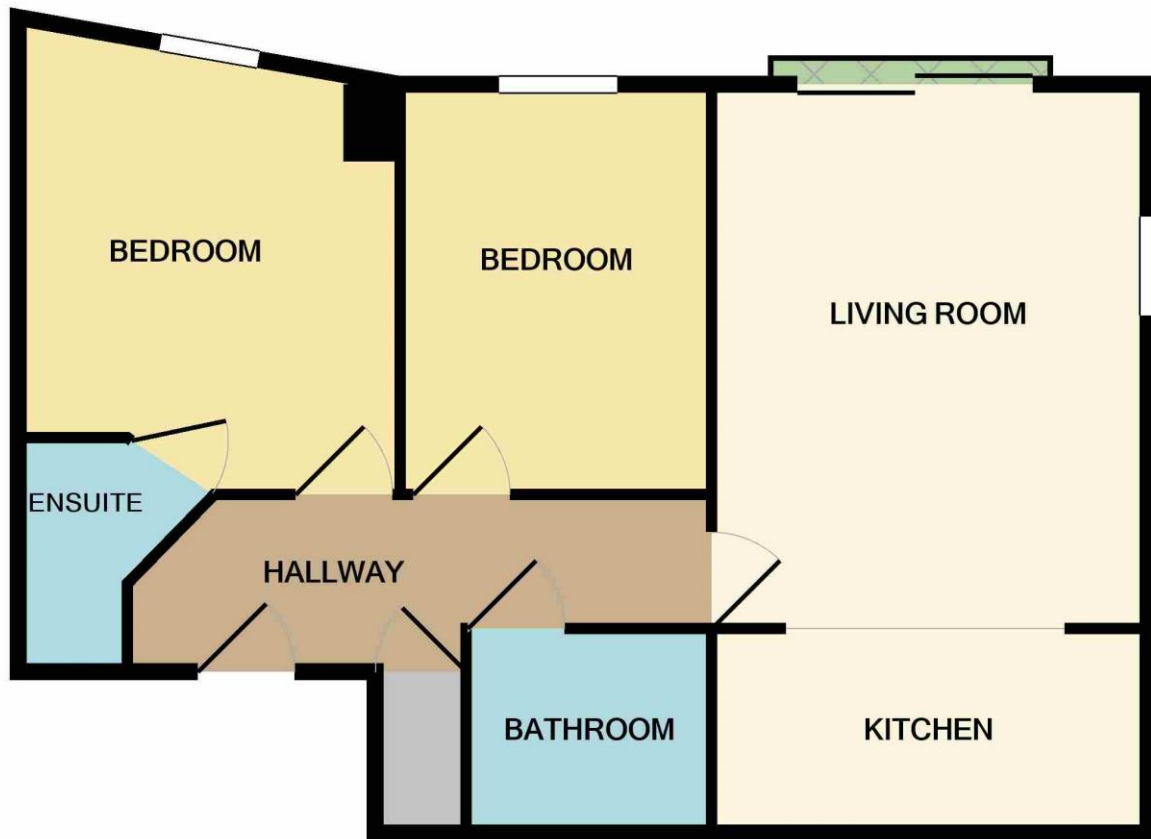
Payments of £41.67 + VAT (£50 inc VAT) if the Tenant requests a change to the tenancy agreement.

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.





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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