

119 Ledgard Wharf, Mirfield, West
Yorkshire, WF14 8LZ

£675 per month





Communal Entrance

With lift to all levels, bike store and post boxes.

Private Apartment Entrance

Entrance Hall with wood effect flooring.

Lounge and Kitchen Area *29'5" (8.97) x 16'10" (5.13) (at widest point).*

Large open plan living area with sloping ceiling and velux windows, exposed brick wall and central heating window. Kitchen area with cream gloss wall and base units, complimentary worktops, integrated oven with electric hob and extractor over, inset sink with mixer tap, integrated dishwasher and washing machine.

Bedroom 1 *11'2" (3.4) x 14'1" (4.3) (at widest point).*

Being neutrally decorated, central heating radiator, wall light, ladder providing access to mezzanine storage level.

Bedroom 2 *8'2" x 10'8" (2.5m x 3.25m).* Second bedroom being of a good size, exposed brick wall, central heating radiator and window, wall light.

Bathroom

Being fitted with a white suite comprising back to wall W.C, hand basin with mirror over, bath with shower over and glass shower screen, chrome heated towel rail, fully tiled and spotlights to the ceiling.

Complex and Outside

The property benefits from an additional storage area located off the communal corridor, which is key access.

The development has an on-site gym that residents are able to use.

The property has allocated on-site parking.

Tenant Information

Landlord Requirements

Sorry No Sharers

Sorry No Smokers

Sorry No Pets

Available Unfurnished

Council Tax Band A

Date Available: End July 2023 subject to Reference

Rent £675.00

A Refundable Tenancy Deposit £778.00

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 £155.00

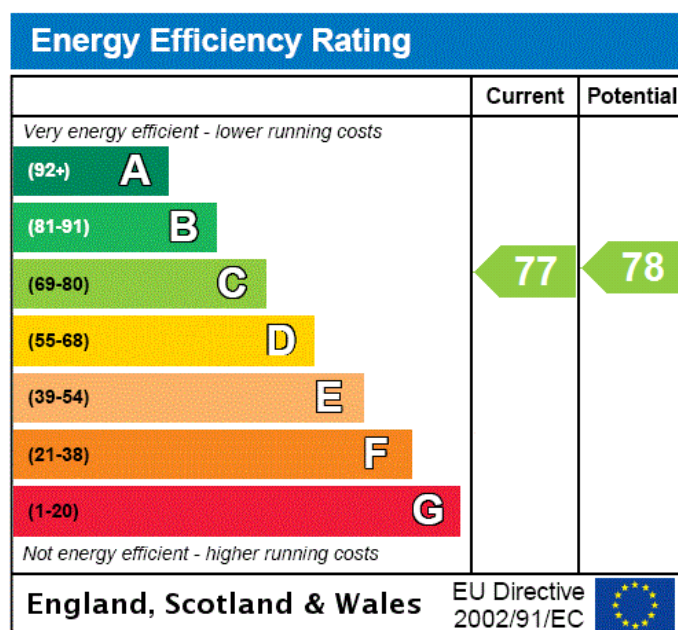
During The Tenancy payable to the Agent/ landlord
Payments of £41.67 + VAT (£50 inc VAT) if the Tenant requests a change to the tenancy agreement.

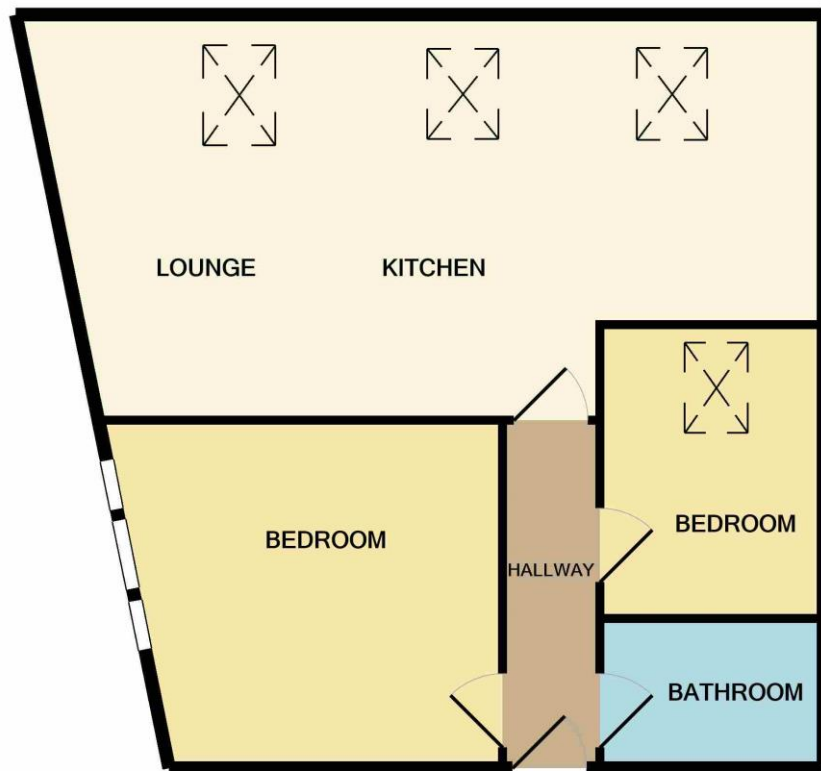
Payment of the cost of the key and or security device plus £15 per hour for the agents time if reasonably incurred

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.

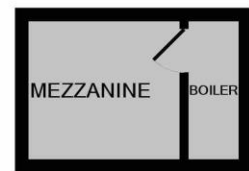
Any other permitted payments, not included above, under the relevant legislation including contractual damages.

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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