



29 Hill Road, Newmillerdam,  
Wakefield, West Yorkshire, WF2 6QD

£900 per month







## 29 Hill Road, Newmillerdam, Wakefield, WF2 6QD

**OUTER ENTRANCE PORCH** Leads to...

**LIVING ROOM** 15'2" x 12'8" (4.62m x 3.86m).

A cosy room with exposed stone work, laminate flooring with log burner, useful storage, down lighting to the ceiling, central heating radiator, window shutters.

**DINING ROOM** 11' x 9'8" (3.35m x 2.95m).

With laminate wood flooring, central heating radiator and stairs to first floor, access to vaulted cellar providing excellent storage measuring (3.14m x 3.63m).

### **KITCHEN**

Well appointed with a matching range of shaker style fronted wall and base units, timber oak worktops, stainless steel sink unit with mixer tap unit, induction hob with extractor hood over, built in oven and microwave, dishwasher, tiling between the worktops and wall units, stable style rear entrance door.

**STAIRS LEAD TO...**

**SPACIOUS FIRST FLOOR LANDING**

With built in wardrobes, utility cupboard with plumbing for automatic washing machine and vent for dryer, feature window making the most of the views over the dam, window shutters, central heating radiator.

**BEDROOM** 7'8" x 9'1" (2.34m x 2.77m).

With central heating radiator, window shutters.

**COMBINED SHOWER ROOM**

With wash hand basin, low flush w/c, tiling, chrome heated towel rail.

**BEDROOM TO FRONT** 8'2" x 11'8" (2.5m x 3.56m).

Window with window shutters making the most of the views towards the dam, central heating radiator.

## EN SUITE SHOWER ROOM

With wash hand basin, low flush w/c, shower cubicle, tiling, chrome heated towel rail, storage cupboard containing central heating boiler.

## OUTSIDE

Yorkshire stone paved garden area and pathways leads to the front door with various plotted plants and trees making this a real safe haven with its sunny aspect. Please note permit parking on Hill Road.

## TENANT INFORMATION AVAILABLE

Landlord Requirements

Sorry No Sharers

Sorry No Smokers

Sorry No Pets

Available Unfurnished

Material Information

Rent £900.00

A Refundable Tenancy Deposit £1038.00

Council Tax Band : C

EPC Rating:E41

Date Available: March 2024 Subject to referencing

Property Type: Stone Built Cottage

Property Construction: Stone Built Cottage

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

Holroyd Miller understand that the water is on a meter.

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

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 £207.00

During The Tenancy payable to the Agent/ landlord

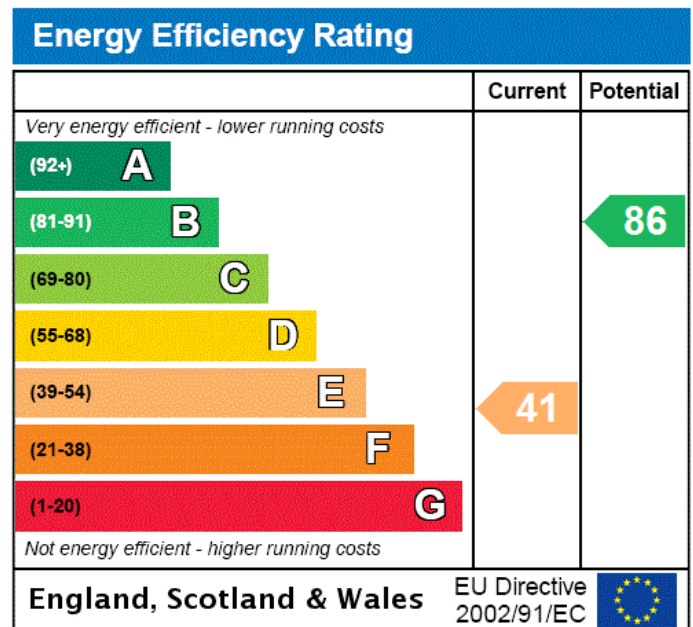
Payments of £41.67 + VAT (£50 inc VAT) if the Tenant requests a change to the tenancy agreement.

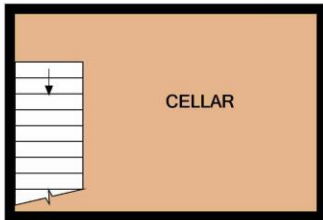
Payment of the cost of the key and or security device plus £15 per hour for the agents time if reasonably incurred

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.

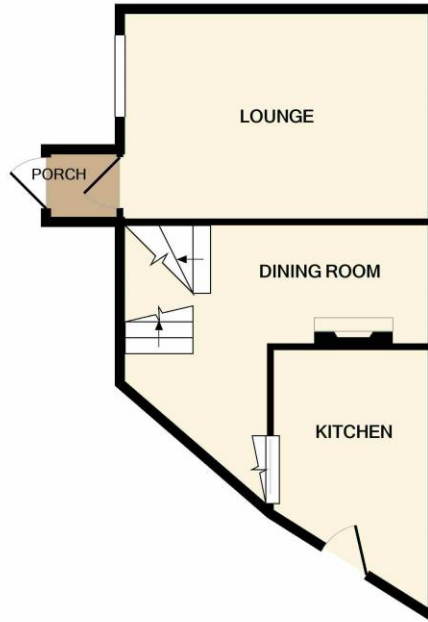
Any other permitted payments, not included above, under the relevant legislation including contractual damages.

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.

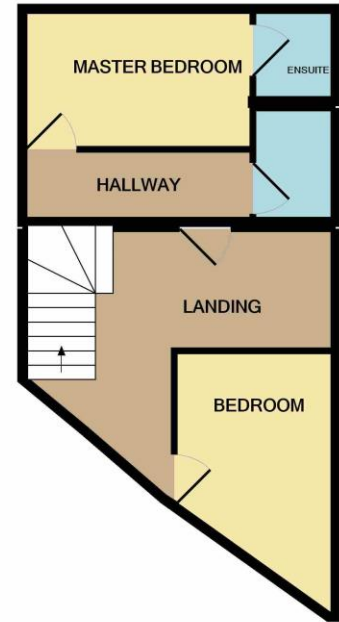




BASEMENT LEVEL



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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