

95 Ledgard Wharf, Mirfield, WF14 8NZ

£550 per month





Entrance Hall

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

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.

Open Plan Lounge/ Kitchen Area *14'10" x 17'8" (4.52m x 5.38m).*

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.

Mezzanine Bedroom *8'4" x 17'8" (2.54m x 5.38m).*

Split level room with store cupboard, with glass balustrades overlooking lounge/ kitchen area.

Development

The development has onsite gym (access subject to covid restrictions) and the property has one allocated parking space. Lift access to all levels.

Tenant Information

Landlord Requirements

Sorry No Sharers

Sorry No Smokers

Sorry No Pets

Available Furnished

Date Available: End of February Subject to Referencing
Rent £550.00

A Refundable Tenancy Deposit £634.00

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'

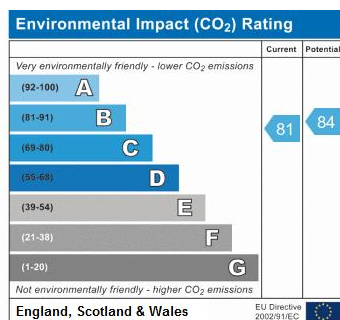
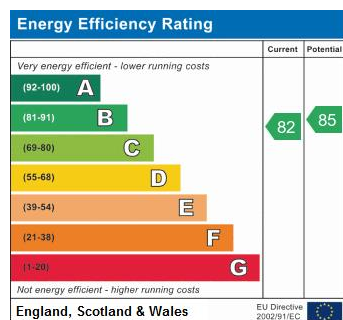
Holding Deposit: 1 Week's Rent equalling £126.00
 During The Tenancy payable to the Agent/ landlord
 Payments of £41.67 + VAT (£50 inc VAT) if the Tenant requests a change to the tenancy agreement.

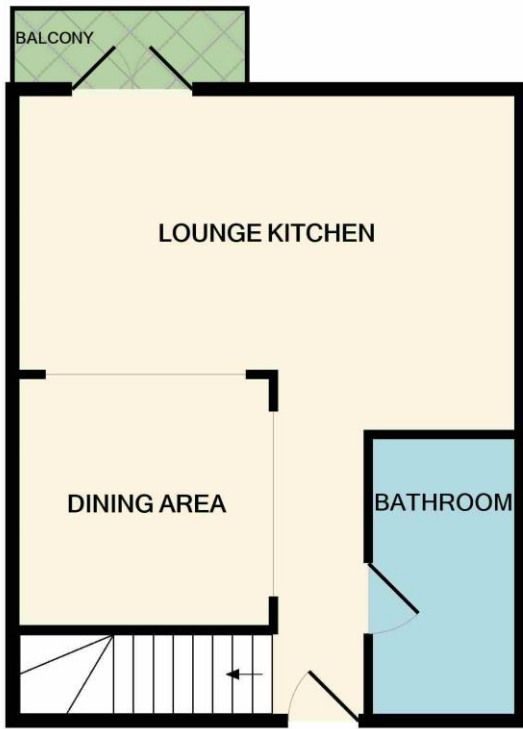
Payment of the cost of the key and or security device plus £15 per hour for the agents time if reasonably incurred

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.

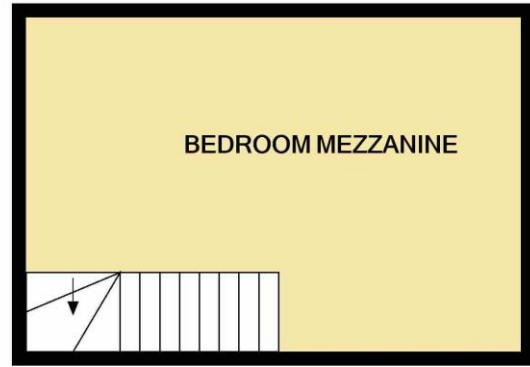
Any other permitted payments, not included above, under the relevant legislation including contractual damages.

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
APPROX. FLOOR
AREA 393 SQ.FT.
(36.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 216 SQ.FT.
(20.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 609 SQ.FT. (56.6 SQ.M.)

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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