



443 Leeds Road, Wakefield, WF1 2JD

£715 per month



holroyd
miller

Lettings



LIVING ROOM 13'11" x 12'2" (4.24m x 3.7m).

Spacious room with UPVC door, double glazed window, central heating radiator, multi-fuel burner

INNER HALL

With stairs leading to first floor

KITCHEN 13'10" x 13'1" (4.22m x 4m).

A delightful kitchen area with a range of cream shaker style wall and base units, wood effect work surface, white steel sink with mixer tap and drainer, cooker, integrated fridge & freezer, dishwasher and space and plumbing for automatic washing machine, UPVC window looking over rear garden and private playing fields beyond, laminate floor, boiler, breakfast bar island.

CELLAR

Access from the Kitchen, providing ideal storage.

REAR PORCH

Useful rear porch providing access onto rear garden.

LANDING

Providing access to all rooms, having high ceiling and loft hatch

BEDROOM ONE 13'11" x 12'2" (4.24m x 3.7m).

Double bedroom to front having laminate flooring, neutral decor, coving to ceiling, double glazed window, walk in wardrobe

BEDROOM TWO 10'1" x 8'7" (3.07m x 2.62m).

Having feature fire surround, built in wardrobe, double glazed window having open views, central heating radiator.

BATHROOM

Being fully tiled, having laminate flooring, large double glazed frosted window, double walk in shower cubical, low flush w.c, vanity style hand basin with mixer tap.

OUTSIDE

The property is accessed via a small front buffer garden and has on street parking. The rear the property has a spacious garden with raised decking area, mainly laid to lawn garden with open views overlooking private playing fields.

TENANT INFORMATION

Landlord Requirements

Sorry No Sharers

Sorry No Smokers

Available Unfurnished

Date Available: March 2022 Subject to Referencing.

Rent £725.00

A Refundable Tenancy Deposit £836.00

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 £ 167.00

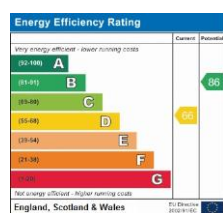
During The Tenancy payable to the Agent/ landlord
Payments of £41.67 + VAT (£50 inc VAT) if the Tenant requests a change to the tenancy agreement.

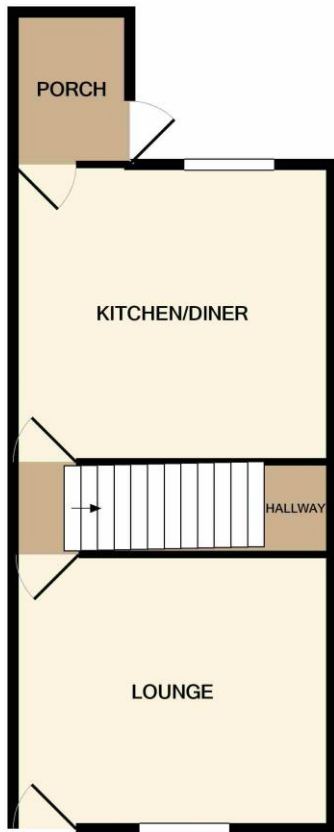
Payment of the cost of the key and or security device plus £15 per hour for the agents time if reasonably incurred

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.

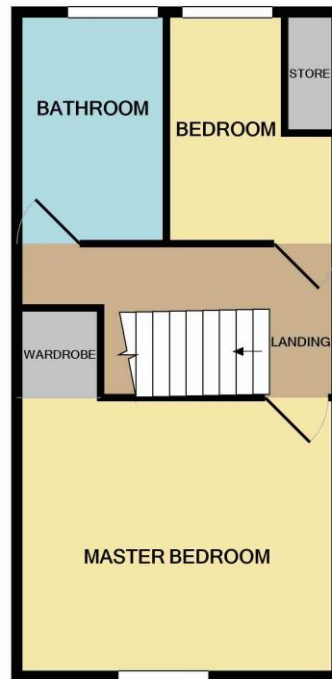
Any other permitted payments, not included above, under the relevant legislation including contractual damages.

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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