

Apartment 4, 18 King Street, Wakefield, West Yorkshire, WF1 2SQ

£795 per month





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ENTRANCE HALLWAY

With useful built in storage cupboard together with airing/cylinder cupboard.

LIVING ROOM 22'3" x 10'11" (6.78m x 3.33m).

A good sized living room with double glazed window, two central heating radiators, opening to...

BREAKFAST KITCHEN 12'7" x 10'1" (3.84m x 3.07m).

Fitted with a matching range of grey fronted base units, contrasting worktop areas extending to breakfast bar, stainless steel sink unit, single drainer, fitted oven and hob with extractor hood over, free standing fridge freezer.

BEDROOM 11'8" x 13'1" (3.56m x 4m).

With two double glazed windows, fitted wardrobes, television point, central heating radiator.

BEDROOM 8'3" x 9'6" (2.51m x 2.9m).

Furnished with modern white suite with wash hand basin set in vanity unit, low flush w/c, walk in shower cubicle with rain dance shower over, tiling to the walls, electric shaver point, chrome heated towel rail.

COMBINED SHOWER ROOM

Furnished with modern white suite, wash hand basin set in vanity unit, low flush w/c, walk in shower cubicle with rain dance shower head over, tiling to the walls, electric shaver point, chrome heated towel rail.

Development

The property is accessed via communal entrance with stairs leading to all floor.

Please note that development has communal washing facilities and CCTV in the communal areas.

TENANT INFORMATION

Landlord Requirements

Sorry No Sharers

Sorry No Smokers

Sorry No Pets

Available Unfurnished

Material Information

Rent £795.00

A Refundable Tenancy Deposit £917.00

Council Tax Band

EPC Rating C77

Date Available: July 2024 Subject to Referencing

Property Type: Converted Apartment

Property Construction: Solid Brick

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

Holroyd Miller understand that the water is not on a meter.

Electric Charged at £75pcm initially.

Fair Usage of Gas is included within the rent

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 £183.00

During The Tenancy payable to the Agent/ landlord

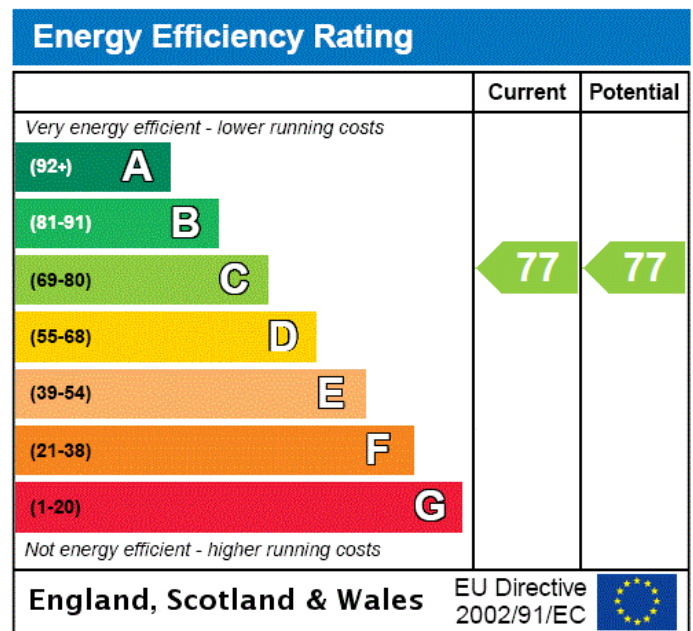
Payments of £41.67 + VAT (£50 inc VAT) if the Tenant requests a change to the tenancy agreement.

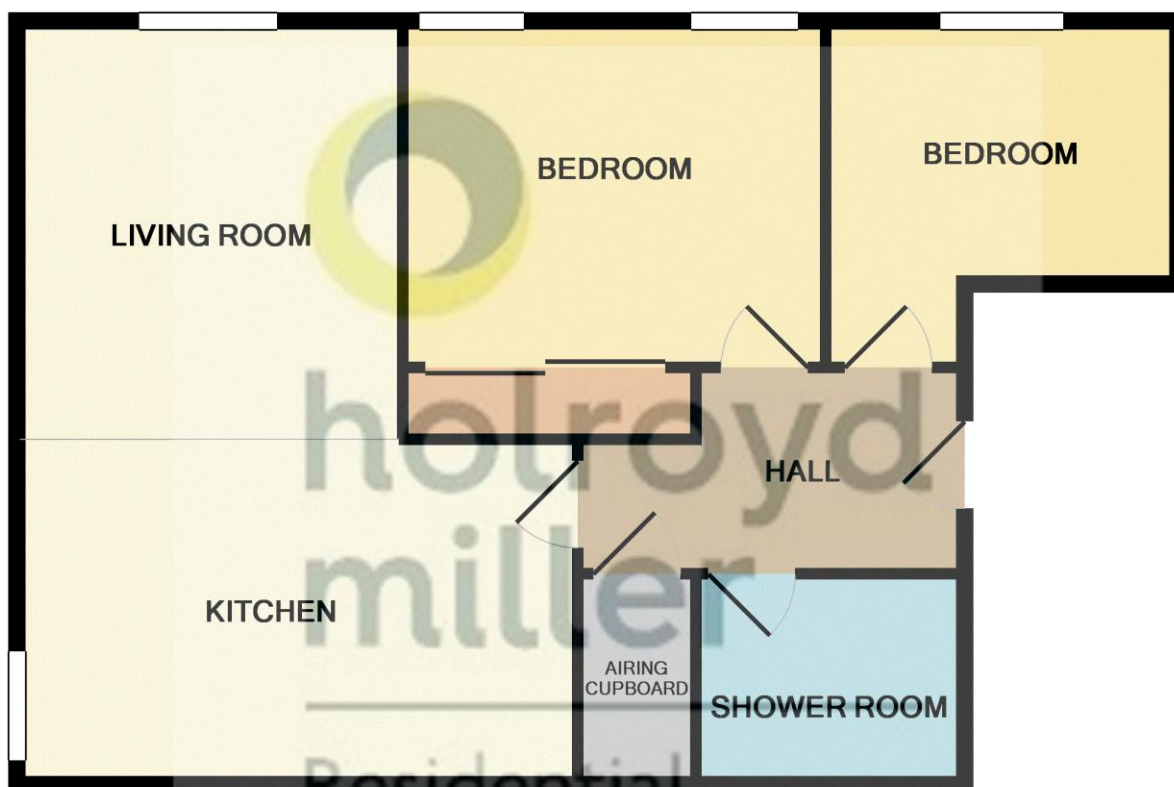
Payment of the cost of the key and or security device plus £15 per hour for the agents time if reasonably incurred

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.





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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