



5 Windsor Court, Dewsbury, West Yorkshire, WF12 7SU

£495 per month





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Entrance Hall With security intercom and airing cupboard.

Lounge & Kitchen Area 17' (5.18) x 13'1" (3.98) (at widest point). Open plan lounge kitchen area with living area having large window and double glazed window with vertical blinds, wall mounted electric heater, spot lights to ceiling opening to kitchen area having a range of light wood effect wall and base units, contrasting work tops and kickstand, stainless steel sink and drainer, electric oven, hob and extractor over, space and plumbing for washing machine and space for under counter fridge/freezer.

Bedroom 12'3" (3.73) x 7'3" (2.21) (excluding door well). With double glazed window, central heating radiator, fitted wardrobes and electric wall mounted heater.

House Bathroom Being fully tiled and fitted with modern white suite comprising bath with shower over and glass shower screen, hand basin with mixer tap, low flush W.C, heated towel rail, double glazed frosted window.

Outside

The apartment has allocated parking and communal bin store

Tenant Information Landlord Requirements

Sorry No Sharers

Sorry No Smokers

Sorry No Pets

Available Unfurnished

Date Available: Immediately subject to referencing

Rent £495.00

A Refundable Tenancy Deposit £571.00

Council Tax Band A

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 £114.00

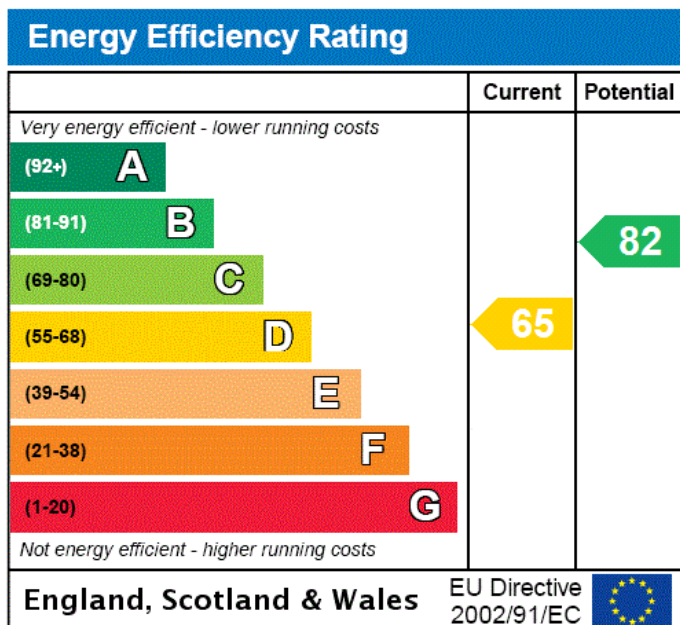
During The Tenancy payable to the Agent/ landlord
Payments of £41.67 + VAT (£50 inc VAT) if the Tenant requests a change to the tenancy agreement.

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

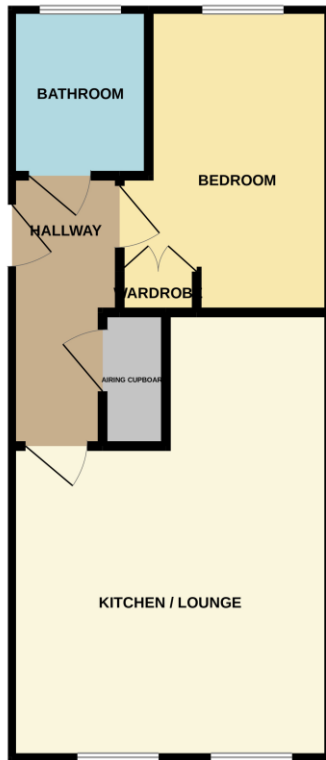
Early termination of Tenancy the Tenant is required to pay the rent as required under your Tenancy Agreement until a suitable Tenant is found and cover the Landlords/ Landlords Agents costs to cover any referencing and advertising costs.

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



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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