



Apartment 4, Town Hall Chambers, 49 King Street, Wakefield, West Yorkshire, WF1 2SN

£650 per month





Entrance Hall

With security intercom and electric wall mounted heater

Lounge and Kitchen *16'6" x 18'5" (5.03m x 5.61m).*

Spacious lounge with herringbone flooring, sash windows with blinds making this a light and airy room, electric wall mounted heater. Separate kitchen fitted with a matching range of shaker style wall and base units, complimentary worktops and upstand, sink and drainer, oven, hob and extractor, integrated fridge/freezer and washing machine.

Bedroom *13'1" x 11'5" (4m x 3.48m).*

Being neutrally decorated, sash style windows, electric wall mounted heater, built in fitted wardrobes

House Bathroom

Being fully tiled and fitted with white three piece suite comprising of, low flush w.c, hand basin, bath with shower attachment and shower over, heated towel rail, spot lights to ceiling.

Outside

Property has an option of an allocated parking space - contact the office for further information

Tenant Information

Landlord Requirements

Sorry No Sharers

Sorry No Smokers

Sorry No Pets

Available Unfurnished

Date Available: August 2023 Subject to Referencing

Rent £650.00

A Refundable Tenancy Deposit £750.00

Council Tax Band B

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 £150.00

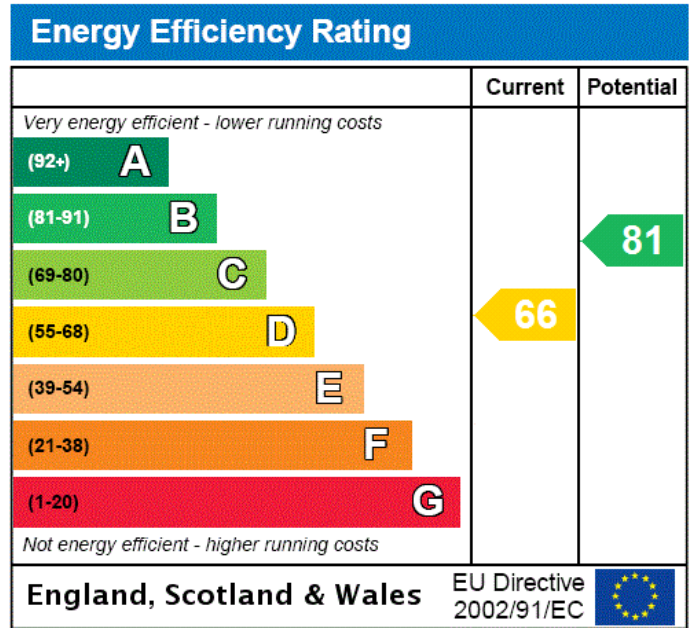
During The Tenancy payable to the Agent/ landlord
Payments of £41.67 + VAT (£50 inc VAT) if the Tenant requests a change to the tenancy agreement.

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

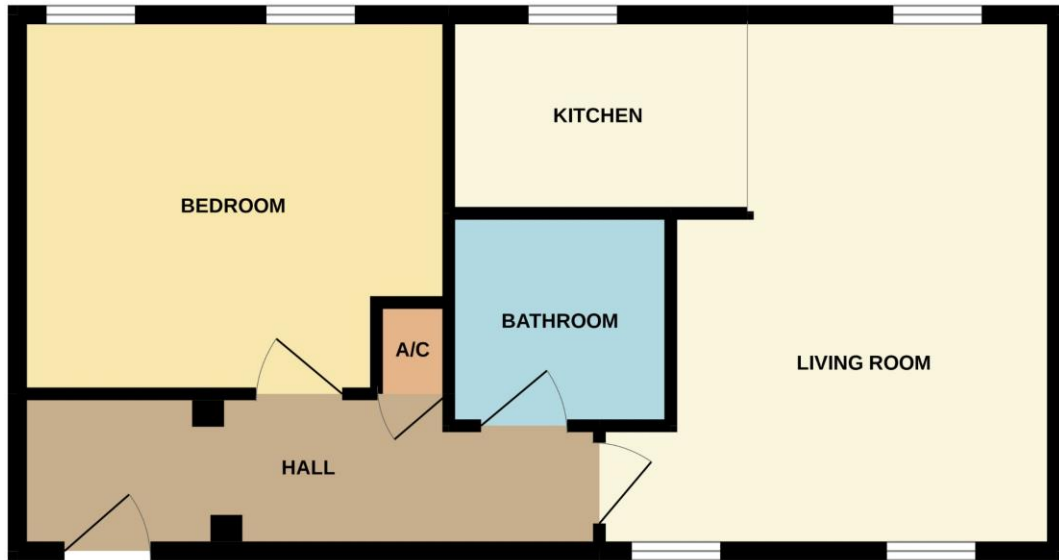
Early termination of Tenancy the Tenant is required to pay the rent as required under your Tenancy Agreement until a suitable Tenant is found and cover the Landlords/ Landlords Agents costs to cover any referencing and advertising costs.

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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4/6 Newstead Road
Wakefield
WF1 2DE

Tel: 01924 299494
Email: lettings@holroydmiller.co.uk
www.holroydmiller.co.uk



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