



# 6 Windsor Court, Dewsbury, West Yorkshire, WF12 7SU

£600 per month





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### ENTRANCE HALL

Hallway having storage cupboard housing the immersion heater, leading to....

### OPEN PLAN LIVING/KITCHEN 16'5" x 11' (5m x 3.35m).

A bright and airy living space with a large double glazed window, laminate flooring and electric wall mounted heating. The kitchen comes fitted with a range of modern wall and base units with a contrasting dark worktop. There is an integrated electric oven and hob, with plumbing and electrics for a washing machine and fridge freezer.

### BEDROOM ONE 8' x 12' (2.44m x 3.66m).

With space for a double bed and storage. There is electric heating and a double glazed window.

### EN-SUITE 4'8" x 5'4" (1.42m x 1.63m).

Adjacent to the bedroom is the en-suite, fitted with a low flush wc, wash basin and shower cubicle with

sliding doors. With tiling to the floor and walls, and an electrically heated towel rail.

### BEDROOM TWO 8'8" x 8' (2.64m x 2.44m).

A second slightly smaller bedroom/study, handy for the single or couple needing a little extra space. With electric heating and double glazed window.

### BATHROOM 5'6" x 6'5" (1.68m x 1.96m).

The main bathroom is fitted with a full three piece suite including; wash basin, low flush wc, bathtub with overhead shower and glass screen all with chrome fittings. Fully tiled with white walls and marble effect flooring, with an electrically heated towel rail.

### ALLOCATED PARKING

There is allocated parking in the car park adjacent to the apartment, along with visitor spaces available.

## TENANT INFORMATION AVAILABLE

Landlord Requirements  
Sorry No Sharers  
Sorry No Smokers  
Sorry No Pets  
Available Unfurnished

### Material Information

Rent £600.00  
A Refundable Tenancy Deposit £692.00  
Council Tax Band : A  
EPC Rating: 81B  
Date Available: Early September Subject to referencing  
Property Type: Ground Floor Apartment  
Property Construction: Solid Brick  
Holroyd Miller understand that the electric and water supply are mains supplied.  
Holroyd Miller understand that the water is not on a meter.  
Broadband and Mobile Signal Coverage can be checked <https://checker.ofcom.org.uk/>

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 £138.00

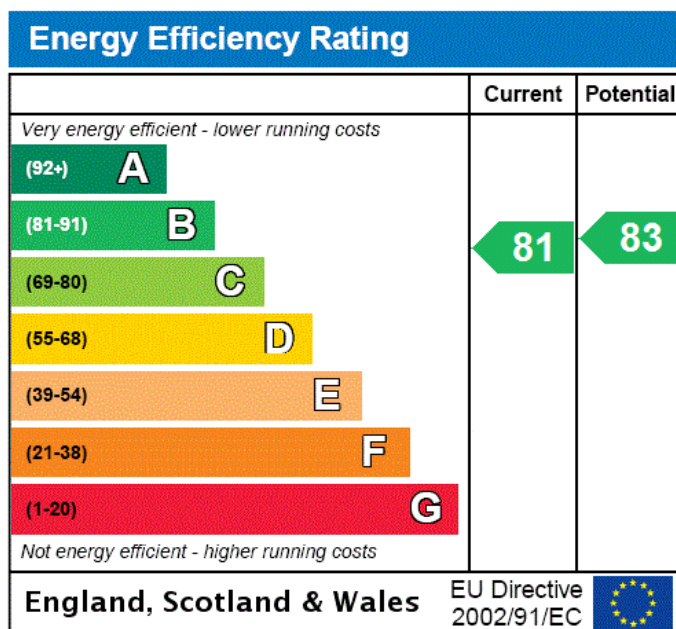
During The Tenancy payable to the Agent/ landlord  
Payments of £41.67 + VAT (£50 inc VAT) if the Tenant requests a change to the tenancy agreement.

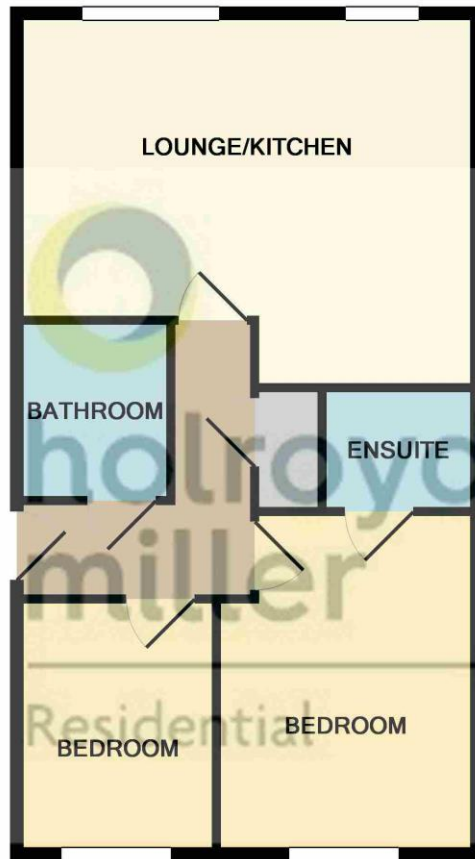
Payment of the cost of the key and or security device plus £15 per hour for the agents time if reasonably incurred

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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